



Fairview, Littlequoy Road, Burray, Orkney, KW17 2SX

FOR SALE – Offers over £350,000



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Fairview, Littlequoy Road, Burray, Orkney

- Detached property
- Stunning location
- Elevated sea views
- Ground source heat pump to underfloor heating
- Solar panels
- uPVC double-glazing
- Good decorative order
- Wrap around garden grounds with driveway
- Integral garage

Fairview is a detached five-bedroomed property offering flexible accommodation for a growing family, and is in good decorative order throughout.

Rooms are bright and spacious with an abundance of storage space and also have the benefit of an individual thermostat for temperature control.

Generous garden grounds allow plenty space for play, pets or outdoor entertaining.

The property is situated on the outskirts of the picturesque village of Burray on the third of four islands linked to Orkney mainland by a series of causeways, known locally as the barriers. Local facilities include a small primary school, general store, hotel and restaurant and play park. Kirkwall, with its more extensive amenities is approximately 11.5 miles away.

We highly recommend viewing this property to see its full potential, location and stunning views.



Entrance Porch

Entrance is located at the front of property. Generous built in wardrobes offering great storage. Access to the hallway.

Hallway

Located in the middle of property on ground floor. Large cupboard with shelving and access to heating and controls for under floor heating. Access to all rooms.

Kitchen/Dining/Family Room

Family Room

Stunning views over sea and surrounding land.

Kitchen /Dining Room

Ample floor and wall-mounted units with a good run of worktop space and matching splashback above. 1 ½ bowl stainless steel sink with mixer tap and drainer. Rangemaster cooker with gas hob, extractor canopy above. Integrated dishwasher. Space for white good and plumbing for American style upright fridge/freezer. Space for large dining room table and chairs. Access to utility room.

Utility Room

Space and plumbing for washing machine. Stainless steel sink with mixer tap and drainer. Worktop space with space for further white goods below. Wall-mounted cupboards. Door to rear garden.

Shower Room

Modern shower room with privacy glazed window to the front. Wash hand basin set in vanity unit with mirror above. Corner shower enclosure with mains pressure shower and wet wall paneling surround. W.C. Access to the hallway.

Bedroom 1

Double bedroom with window to the rear overlooking the garden grounds. Built in double wardrobe with hanging rail and shelf. Access to the hallway.

Bedroom 2

Double bedroom with window to the rear. Built in double wardrobe with hanging rail and shelf. Access to hallway.

Bedroom 3

Single bedroom with window to the front of the property. Built in double wardrobe with hanging rail and shelf. Access to hallway.

Upstairs Landing

Currently set up as an office. Access to the loft, living room/snug, family bathroom, play room and bedrooms.



Living Room/ Snug

Triple aspect windows stunning sea views to the front and over countryside to the side and rear. Window seat offering useful storage. Scope for the upper level to be utilised as separate living space for a multi-generational family with any appropriate consents required.

Access to eaves, cupboard housing the water tank and solar panel water system.

Bedroom 4

Velux window to the rear of the property, overlooking the garden grounds. Access to study/play area.

Bedroom 5

Velux window to the front of the property with sea views and good light. Access to playroom and en-suite shower room.

En-suite Shower Room

Wash hand basin with mirror above. Corner shower enclosure with mains pressure shower and wet wall paneling surround. W.C. Eaves access.

Study or Play Room

Currently used as a play room and is a good size. Access to landing and bedrooms

Family Bathroom

Velux window to the front aspect. Large, walk in shower enclosure with tower system offering a variety of shower options. Corner bath. Wash hand basin set in vanity unit with mirror and light above. W.C.

Gardens and Integral Garage

There are generous wrap around garden grounds mainly laid to lawn with established borders. Patio area to the rear.

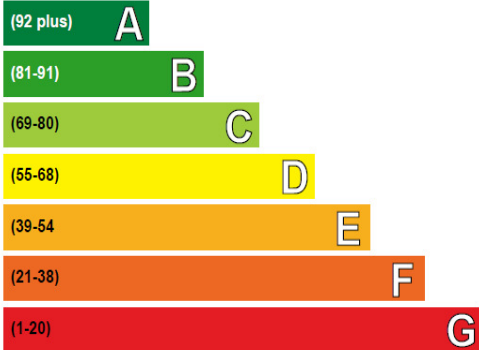
The driveway is laid to stone chips and offers parking for multiple vehicles. The garage has an electric up and over door and has plenty of storage. Workshop area to the rear. Door to hallway.

Utility area houses the heat pump, has space and plumbing for washing machines and offers useful additional storage.



EPC

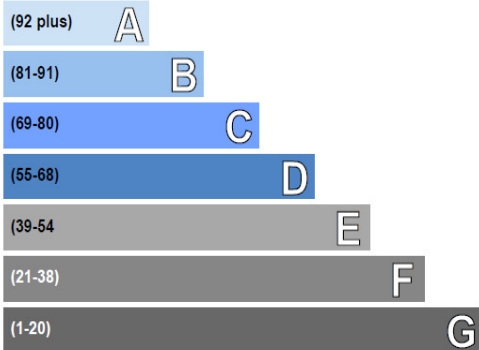
Very energy efficient - lower running costs



Current	Potential
73	89

Not energy efficient - higher running costs

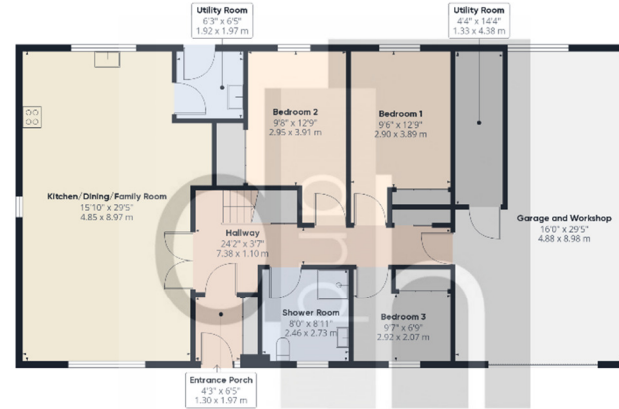
Very environmentally friendly - lower CO₂ emissions



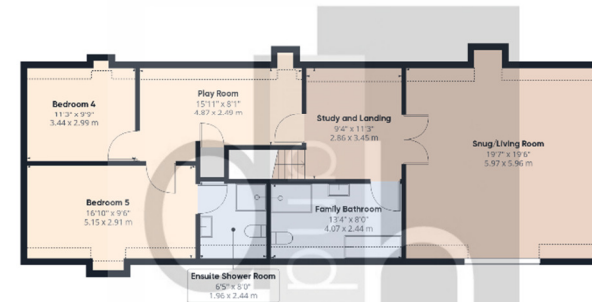
Current	Potential
76	90

Not environmentally friendly - higher CO₂ emissions

Floor Plan



Floor 0



Floor 1



Approximate total area[®]

2680.11 ft²
248.99 m²

Reduced headroom

129.6 ft²
12.04 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

COUNCIL TAX

The subjects are in Band E. The Council Tax Band may be re-assessed by the Orkney Island’s Council when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band C (73)

SERVICES

Mains electricity and water. Private septic tank. Color gas.

FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price. Free standing fridge/freezer and garden shed by separate negotiation.

PRICE

Offers over £350,000 are invited.

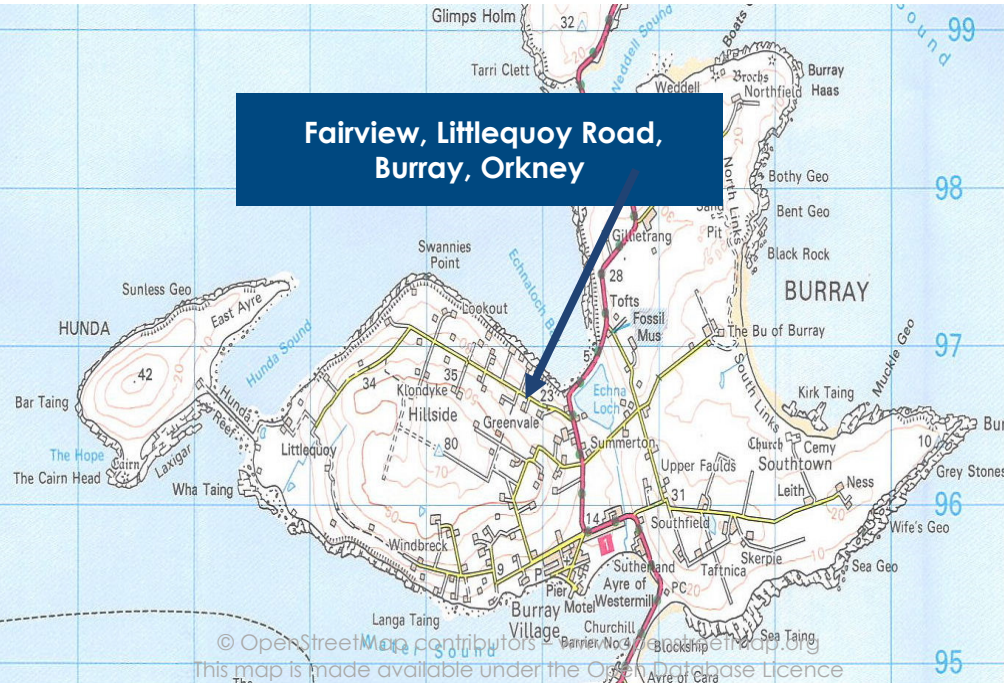
VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

Telephone: 01856 872216

Email: hello@dandhlaw.co.uk

***All viewings are conducted at the viewers own risk.**



NOTES - These particulars have been prepared following inspection of the property in September 2024 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.