



7 CLEAT, SOUTH RONALDSAY, ORKNEY, KW17 2RW
FOR SALE – Offers over £190,000



7 Cleat, South Ronaldsay, Orkney

- Detached bungalow
- Fantastic views over Muckle Skerry
- Light filled rooms
- Neutral bright décor
- Electric storage, panel heater and solid fuel stove
- uPVC double-glazing
- Generous gardens and detached garage
- Private septic tank

7 Cleat is a detached three-bedroom bungalow, in a serene, rural area of South Ronaldsay, with fabulous views over Muckle Skerry.

The property boasts bright, neutral décor and light-filled rooms. It includes three bedrooms, a spacious living/dining room, kitchen, and an additional utility room. Well-maintained gardens surround the property, creating a stunning outdoor space. Additionally, there is a detached garage located at the rear.

South Ronaldsay has a vibrant community and beautiful coastlines.

This island is the fourth in a group linked to the Orkney mainland by a series of causeways. St. Margaret's Hope is approximately 7 miles away and has a good selection of local independent shops, Primary School, and a general store. Kirkwall, with more extensive amenities is located approximately 16 miles away.

This property is ideal for a family or as an investment opportunity.



Entrance Porch

Shelving and coat hooks. Access to the kitchen and utility room.

Utility Room

Currently used as a drying room and storage room. This could potentially make a great office in a quiet area of the home. Access to the entrance porch.

Kitchen

Floor mounted units with a good run of worktop space. Stainless steel sink with mixer tap and drainer. Express water heater located above the sink. Under-counter space for white goods. Recessed cupboard offering good storage. Access to entrance porch and rear gardens.

Living / Dining Room

Windows to the front and rear. The room is spacious and bright with a large dining area. A solid fuel stove with a stone hearth invites relaxation. Access to the kitchen and hallway.

Family Bathroom

Privacy glazed window to the rear aspect. Wash hand basin, W.C. and bath with electric shower over. Neutral tiling. Access to the hallway.

Bedroom 1

Double bedroom with windows to the front and side overlooking the fantastic gardens. Access to the hallway.

Bedroom 2

Currently being used for storage with a window over the rear garden Can be utilised as a bedroom. Access to the hallway.

Bedroom 3

Double bedroom with a window to the rear and views over the garden. Access to the hallway.

Gardens Grounds and Garage (7 x 6m)

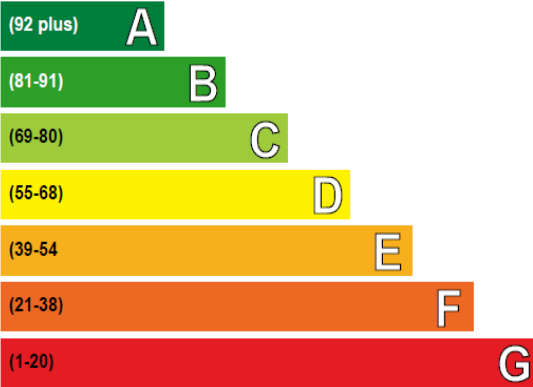
Well-maintained generous garden grounds surrounding the property which are mainly laid to lawn, with established sculptural borders. A detached steel-framed garage with a timber sliding door is located at the rear of the property. A large driveway for parking multiple cars.





EPC

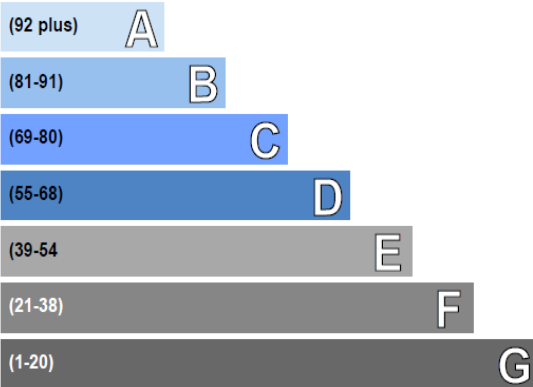
Very energy efficient - lower running costs



Current	Potential
	96
55	

Not energy efficient - higher running costs

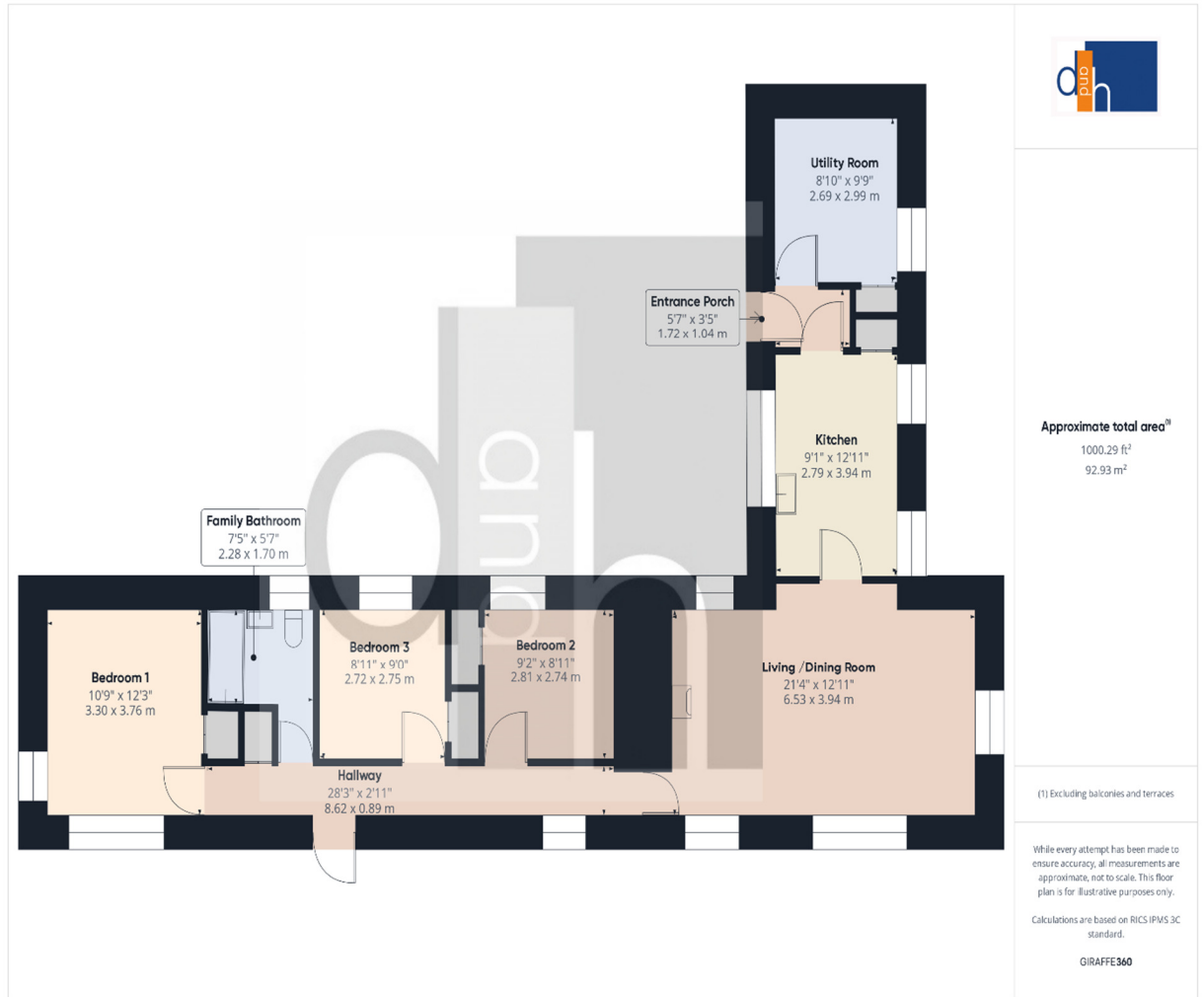
Very environmentally friendly - lower CO₂ emissions



Current	Potential
	71
36	

Not environmentally friendly - higher CO₂ emissions

Floor Plan



COUNCIL TAX

The subjects are in Band B. 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 E (55)

SERVICES

Mains electricity, water and drainage.

FIXTURES AND FITTINGS

Floor and window coverings. White goods and hob are not included in the sale price.

PRICE

Offers over £190,000 are invited.

VIEWING

All viewings are 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 viewer's own risk.**



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NOTES - These particulars have been prepared following inspection of the property in October 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.