



Glenerne, Westray, Orkney, KW17 2DB
FOR SALE – Offers over £170,000



Glenerne, Westray, Orkney

- Detached cottage
- Peaceful rural area
- Ground source heat pump with underfloor heating and solid fuel stove
- uPVC double glazed windows
- Varnished flagstones and timber floorboards
- Surrounded by generous garden grounds with a detached outbuilding in need of renovation
- Private Septic Tank

Glenerne is a detached 2-bedroom cottage, set in a generous plot of approximately 0.5 acres (0.2 hectares) located in a peaceful, rural area on the island of Westray, close to Pierowall village.

The property features modern open-plan living and dining spaces, with light-filled rooms and views over the gardens.

Westray, known as 'Queen of the Isles', is one of Orkney's largest outer isles and is connected to the Orkney mainland by ferry and air services. The island boasts various amenities, including a primary and junior secondary school, hotel, swimming pool, general stores, post office and a medical centre. It is also home to several beautiful beaches.

We highly recommend viewing the property to fully appreciate this family home.



Entrance and Hallway

Opens directly into the kitchen area. Cupboard with the ground source heat pump controls. Cupboard housing meter and electrical fuse box. Access to all rooms.

Living Room/Kitchen

Generous open plan room with great views over gardens and rural land. A recessed feature fireplace with a solid fuel stove and stone hearth.

Kitchen has floor mounted stainless steel units and a good run of worktop space. Space and plumbing for washing machine. Gas cooker. Stainless steel sink with drainer. Space for additional white goods. Access to hallway.

Family Bathroom

Attractive modern bathroom, W.C. Wash hand basin. Bath with mains pressure shower over. Wall mounted cabinet. Access to hallway.

Bedroom 1

Double bedroom with views over gardens. Access to hallway

Bedroom 2

Single bedroom. Access to hallway.

Garden and Driveway

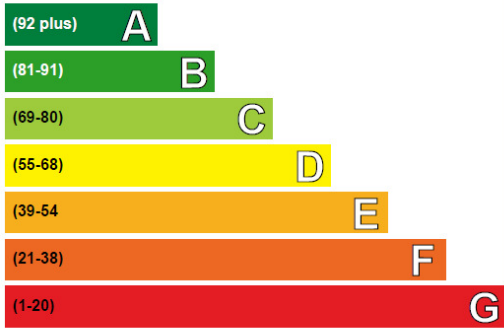
The property is surrounded by generous garden grounds, which extend to approximately 0.5 acres. The garden is bounded by a traditional dry stone walls along with a border of mature shrubs and bushes. Space for parking. Outbuilding which is in need of renovation.





EPC

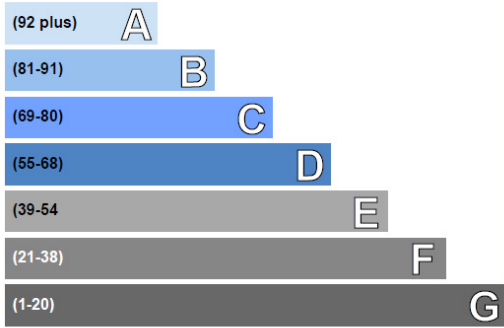
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	120
77	

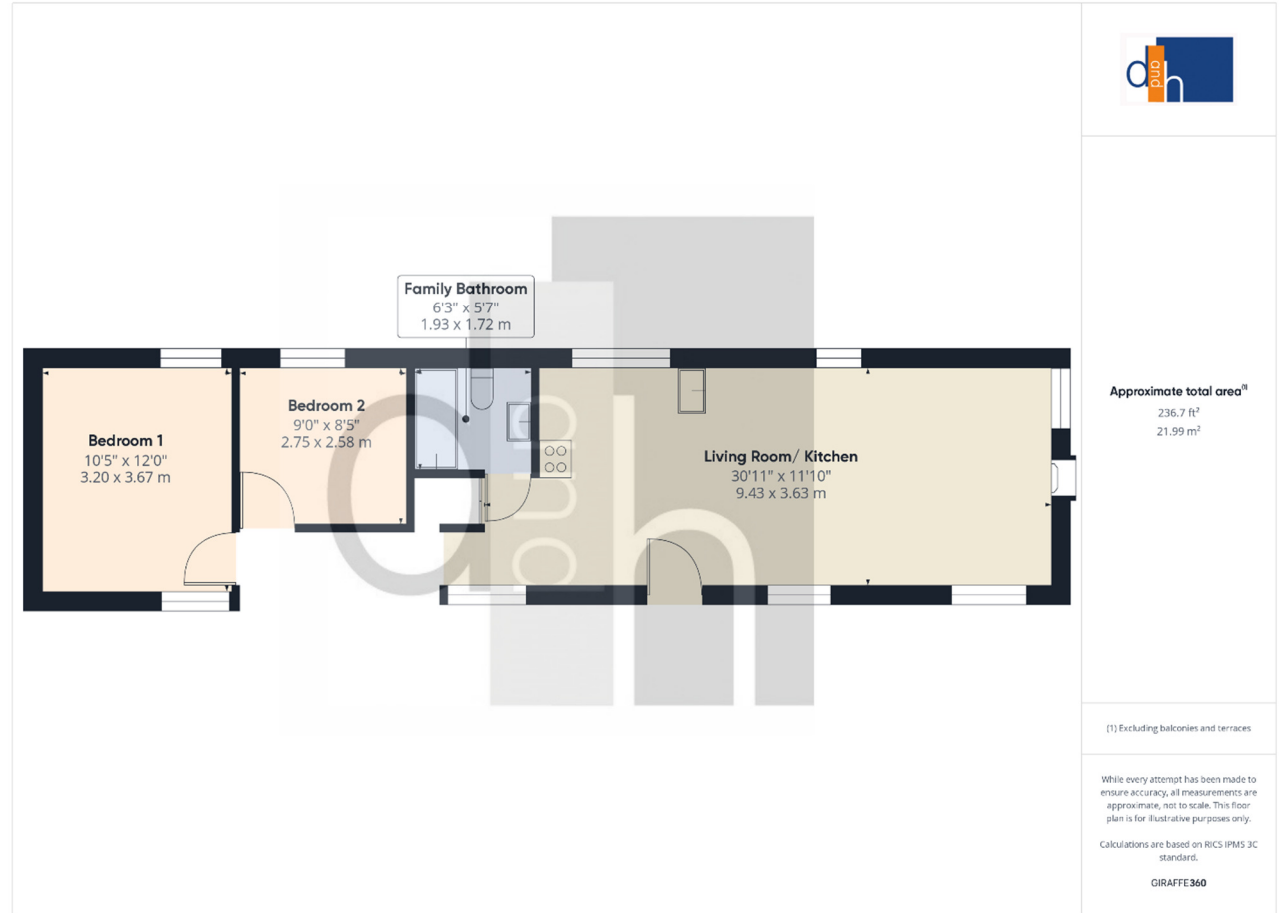
Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
	118
80	

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 C (77)

SERVICES

Mains electricity and water. Private septic tank.

General

The house is heated by a ground source heat pump, with under floor heating. The system is controlled by a programmer on the heat pump and an external weather sensor.

FIXTURES AND FITTINGS

Floor coverings, curtains and the gas cooker are included in the sale.

PRICE

Offers over £170,000 are invited.

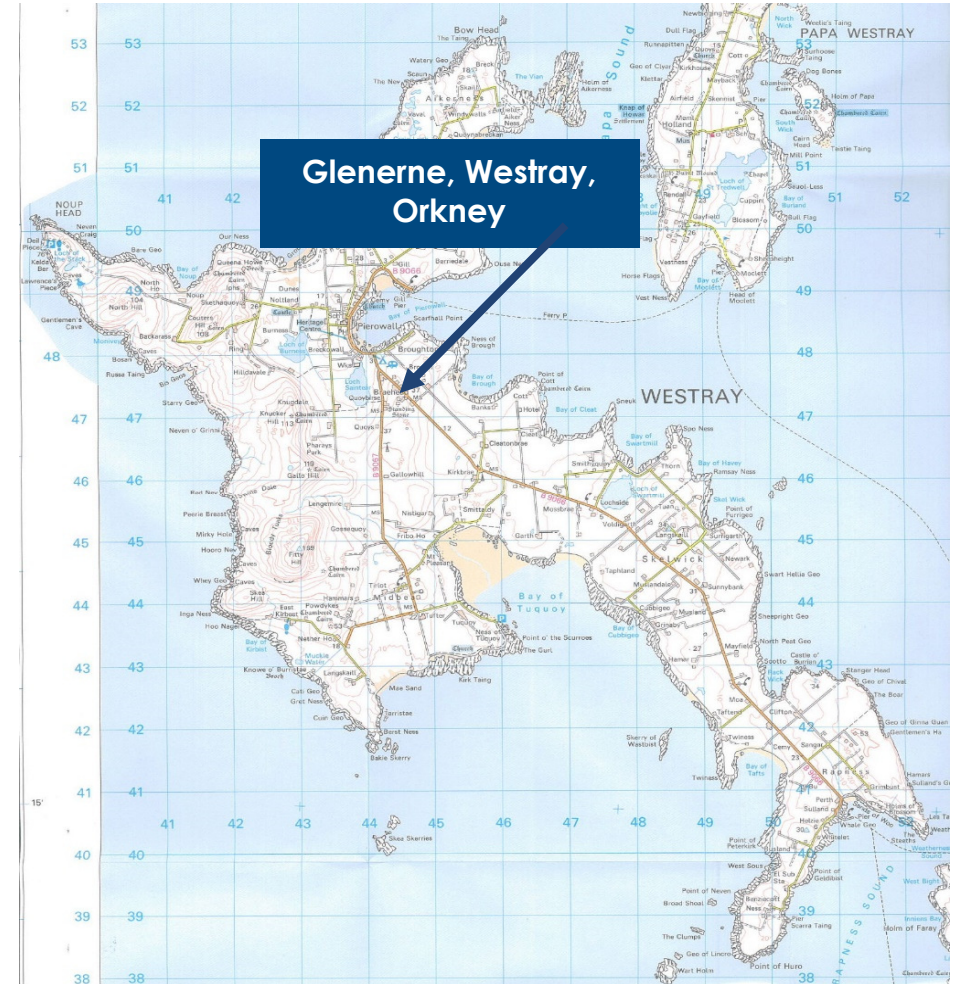
VIEWING

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**



© OpenStreetMap contributors – www.openstreetmap.org
This map is made available under the Open Database Licence