



## Greenfield, Rousay, Orkney, KW17 2PR

**Offers Over £250,000**

K Allan Properties are proud to present Greenfield to the open market. Greenfield is positioned beautifully in the isle of Rousay surrounded by fields and over looking the sea with neighbouring islands providing a spectacular background. The property is currently presenting itself as a 3 bedroom property with a generous floor space.

Greenfield sits on generous sized plot of land surrounded by trees, wildlife and has a spacious garage. The property offers spectacular sea views in a peaceful and tranquil rural location.

Rousay has an excellent nursery and primary school. Secondary age pupils attend Kirkwall Grammar School. There is a post office, a well supplied local shop, gym, pub and restaurant, snooker hall, doctors surgery, fire station and ambulance service. Kirkwall Grammar School students have access to the school hostel in Kirkwall, however some children travel to and from Kirkwall daily. There is a bus service for both schools daily and one from Tingwall which runs alongside the ferry timetable. There is a wonderful sense of community on the island and it offers a great quality of life. Rousay has a number of clubs such as sailing, triangle club, youth club, tai chi, yoga, fitness classes along with after school club.

## LIVING ROOM

The living room is positioned to the front of the property and benefits from triple-aspect windows, large slate fire place with a log burner, neutral decor and carpet flooring.

## KITCHEN

The kitchen is positioned to the rear of the property and benefits from built-in base and wall units, integrated oven, electric hob and extractor fan, dual-aspect windows, tile styled flooring, a large window and space for a large dining table.

## BEDROOM 1

Bedroom 1 is positioned on the right side of the property and benefits from neutral decor, feature wall, carpet flooring and an en-suite

## EN-SUITE

The en-suite is positioned off bedroom 1 and benefits from a cubicle shower, tile styled flooring, neutral decor and a heated towel rail.

## LIVING AREA/BEDROOM 2

The living area/bedroom 2 is positioned off the hall and benefits from neutral decor, carpet flooring and a large window.

## BEDROOM 3

Bedroom 3 is positioned off the entrance hall and benefits from multiple windows, large wardrobe, built-in dressing table, carpet flooring and an en-suite

## EN-SUITE

The en-suite is positioned off of bedroom 3 and benefits from a cubicle shower, tiled walls, wood style flooring, heated towel rail and a built-in vanity unit.

## BATHROOM

The bathroom is positioned off the hall and benefits from wood style flooring, large window, neutral decor and a cupboard.

## UTILITY

The utility is positioned next to the main bathroom and benefits from built in base units, large window and a fully floored attic space above, accessed by a ladder.

## GARAGE

The spacious garage is positioned to the right side of the property and benefits from an electric up

and over door, concrete floor and lots of space for storage.

## SERVICES

Electricity: Mains

Water: Bore hole

Drainage: Septic tank

Telephone: Connected

Heating: Water filled central heating system by an oil-fired boiler

## COUNCIL TAX BAND - C

## EPC - D

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON OUR WEBSITE

## DISCLAIMERS

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

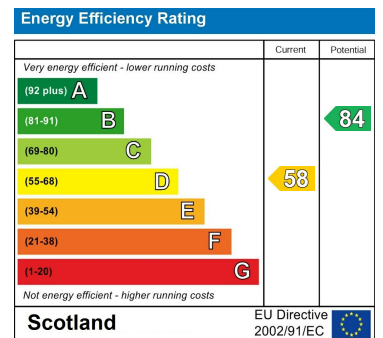
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk) <https://www.kallanproperties.co.uk>