



Studio House, Front Road, St. Margarets Hope, KW17  
**FOR SALE - Offers over £85,000**



## Studio House, Front Road

St. Margarets Hope, Orkney, KW17 2SL

- Stunning sea views
- Unique character property
- Peaceful location
- Well established sea side village
- Ground floor lounge / kitchen
- First floor bedroom & bathroom

Studio House, Front Road is a unique stone built property estimated to be about 200 years old boasting unobstructed sea views. The property is set at the eastern end of the cul-de-sac of Front Road & is comprised of a large lounge / kitchen on the ground floor, with the bedroom & bathroom on the first floor.

The property is located in the quiet sea side village of St Margaret's Hope, which is the third largest settlement in Orkney. "The Hope" sits at the head of a sheltered bay at the northern end of South Ronaldsay, with a local ferry terminal that runs daily services to & from mainland Scotland. With only being 6.5 miles across the Pentland Firth from John O'Groats, South Ronaldsay is the nearest Orkney Island to mainland Scotland. The village is well serviced with hourly busses running to Kirkwall which is approx. 15 miles away.





## Ground Floor:

### Lounge / Kitchen

Open plan lounge / kitchen has been fitted with two UPVC double glazed windows, with pine skirtings & facings throughout.

The lounge area has carpeted flooring & wall mounted feature fireplace.

The kitchen area has tiled flooring, with both floor & wall units, with a single sink / drainer, gas hob with electric oven. wall mounted storage heater, Composite double glazed external door.

The front entrance opens into the kitchen area & a steel spiral staircase leads to the first floor.

## First Floor:

### Bedroom

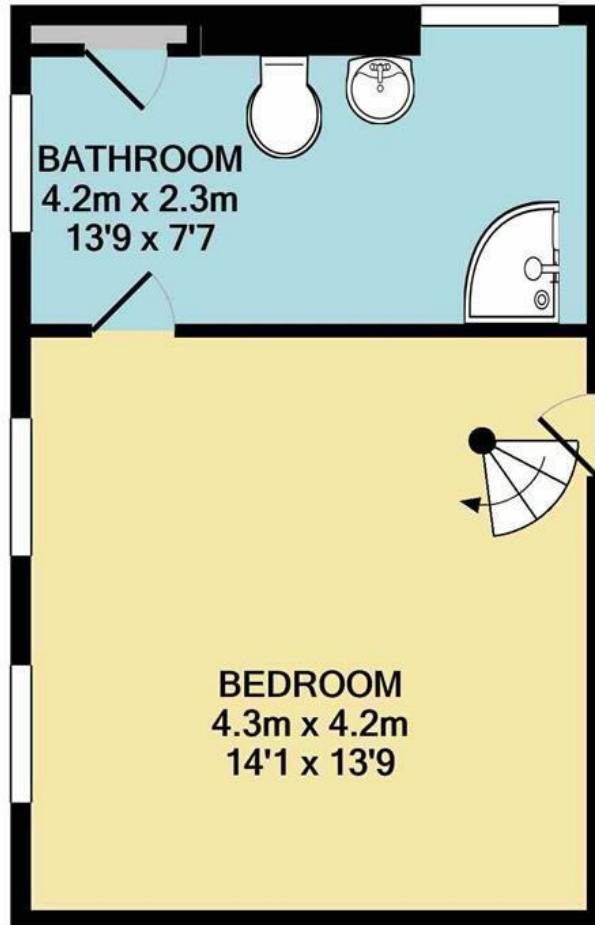
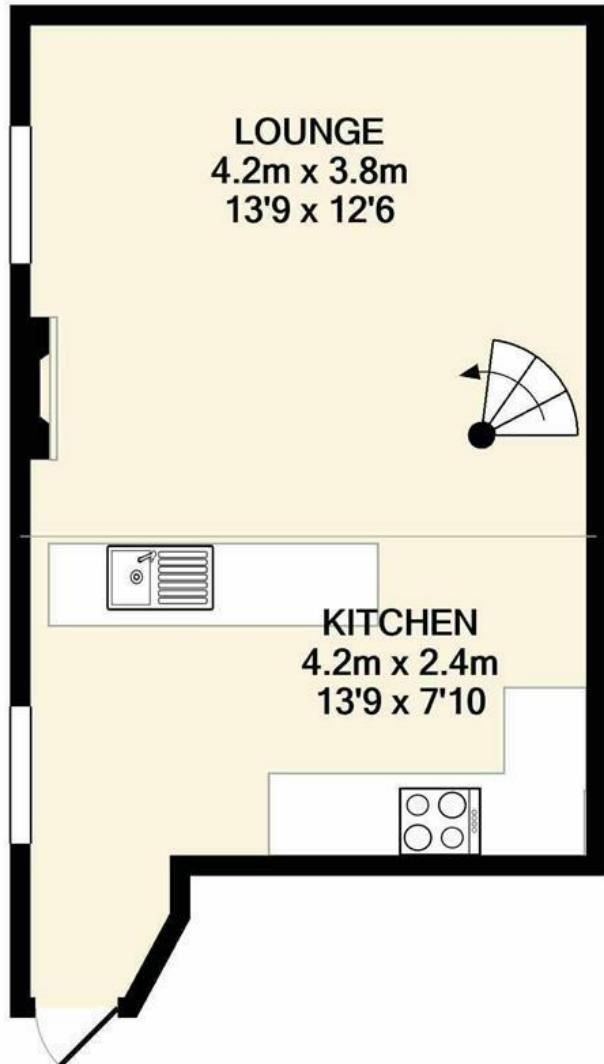
The staircase immediately opens into the large double bedroom which is fitted with two UPVC double glazed window, a wall mounted storage heater & carpeted flooring. By the staircase there is a UPVC double glazed external door that opens onto the elevated ground to the rear of the property.

### Bathroom

Accessed through the bedroom, the spacious bathroom has tile effect vinyl flooring, with two UPVC double glazed windows, large electric corner shower, white ceramic WC & wash hand basin. The airing cupboard houses the hot water tank & is accessed via the bathroom.



# Floor Plan



TOTAL APPROX. FLOOR AREA 54.4 SQ.M. (585 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only

Made with Metropix ©2021

## Council Tax Band

The subjects are in Band A. The Council Tax Band may be re-assessed when the property is sold. This may result in the Band being altered

## Services

Mains electricity, sewage & water.

## Fixtures and Fittings

Where applicable, floor & window coverings are included in the sale.

## Price

Offers over £85,000 are invited

## Viewing

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

**Branch:** **d and h Property**  
**56a Albert Street, Kirkwall, Orkney, KW15 1HQ**

**Telephone:** 01856 872 216

**Fax:** 01856 872 483

**Email:** [enquiries@dandhproperty.co.uk](mailto:enquiries@dandhproperty.co.uk)



[www.dandhlaw.co.uk/property](http://www.dandhlaw.co.uk/property)



Google

| Energy Efficiency Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A                       | 94        |
| (81-91)  | B                       |           |
| (69-80)  | C                       | 71        |
| (55-68)  | D                       |           |
| (39-54)  | E                       |           |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| Not energy efficient - higher running costs              |                         |           |
| Scotland   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A                       | 81        |
| (81-91)  | B                       |           |
| (69-80)  | C                       |           |
| (55-68)  | D                       | 61        |
| (39-54)  | E                       |           |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |                         |           |
| Scotland   | EU Directive 2002/91/EC |           |

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

1st October 2021