



Flat 1 & 2, Custom House, Longhope, Orkney, KW16 3PG

Offers Over £260,000

K Allan Properties are delighted to bring this property to the market. The property comprises of two individual flats. Flat 1 & 2 Custom House is positioned in the picturesque village of Longhope. The property is well located within walking distance of local amenities such as the village shop/garage, hotel with a bar and restaurant.

Flat 1 (Ground Floor) comprises of living/kitchen area, 2 spacious bedrooms and a shower room. Flat 1 has access to the rear garden area.

Flat 2 (First Floor) comprises of living room, kitchen/dining, 2 spacious bedrooms and a spacious shower room. This flat currently does not have access to the rear garden, but it has been suggested that access could be made available by adding an outdoor staircase to the rear of the property.

The property has a large garden with a patio area to the rear. There is also 2 sheds and a small greenhouse to go with this property - one shed and greenhouse are currently still in packaging.

Hoy is a South island and is accessible via ferry from Houton and Stromness.

FLAT 1 (GROUND FLOOR)

Flat 1 is on the ground floor of the property.

LIVING / KITCHEN is an open plan living/kitchen area. There is a built in electric hob, fridge/freezer, oven and extractor fan. There is also plumbing and space for a free standing washing machine which can be available with the sale.

BEDROOM 1 is positioned to the front of the property, and benefits from a built in wardrobe.

BEDROOM 2 is positioned to the rear of the property.

SHOWER ROOM is positioned to the rear of the property, and access is gained off the kitchen. The room comprises of sink, w/c and corner shower.

FLAT 2 (FIRST FLOOR)

Flat 2 is on the first floor of the property.

LIVING ROOM - The living room is positioned to the front of the property, and has panoramic, elevated sea views.

KITCHEN - The kitchen is positioned to the rear of the property. Built in appliances are electric hob, oven, extractor fan and fridge/freezer. There is plumbing in place for one freestanding washing machine which can be available as part of the sale.

BEDROOM 1 - Bedroom 1 is positioned to the rear of the property and benefits from a built in wardrobe.

BEDROOM 2 - Bedroom 2 is positioned to the front of the property, and has panoramic sea views from its window.

SHOWER ROOM - The spacious shower room is positioned to the front of the property, and comprises of w/c, sink and large walk in shower. There is a velux window.

The property also has attic space above.

WORKSHOP WITH SLIP

WORKSHOP - The property comes with a large workshop, which can be found across the road from the property. It is well built, with wooden, sliding doors.

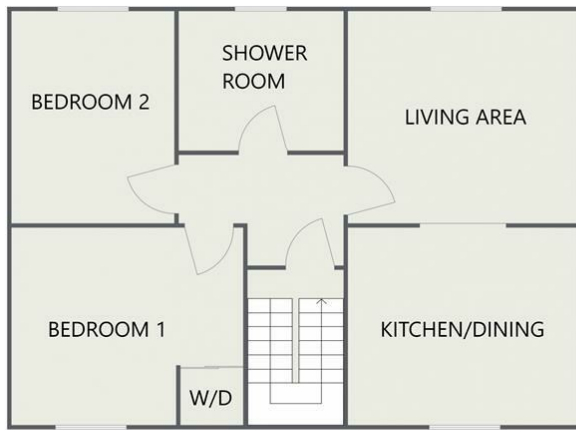
SLIP - The slip is found below the workshop, and gives access to the sea.

GARDEN

There is a small garden area to the front of the

property, and a large garden area to the rear of the property. There is a shed currently built in the rear garden, with another shed and a greenhouse in packaging, ready to be built. There is also a patio area to the rear of the property.

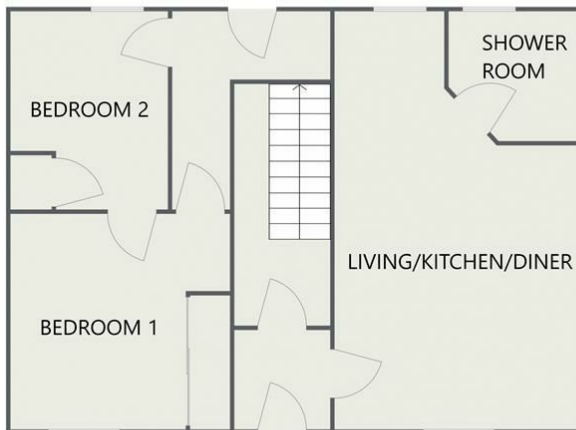
Floor Plan



FIRST FLOOR FLAT 2

FLAT 2:

LIVING AREA - 4.2m x 2.9m
 KITCHEN/DINING - 4.2m x 3.1m
 SHOWER ROOM - 2.9m x 1.8m
 BEDROOM 1 - 4.2m x 3m x 2.7m x 2.3m
 BEDROOM 2 - 3.1m x 2.9m



GROUND FLOOR FLAT 1

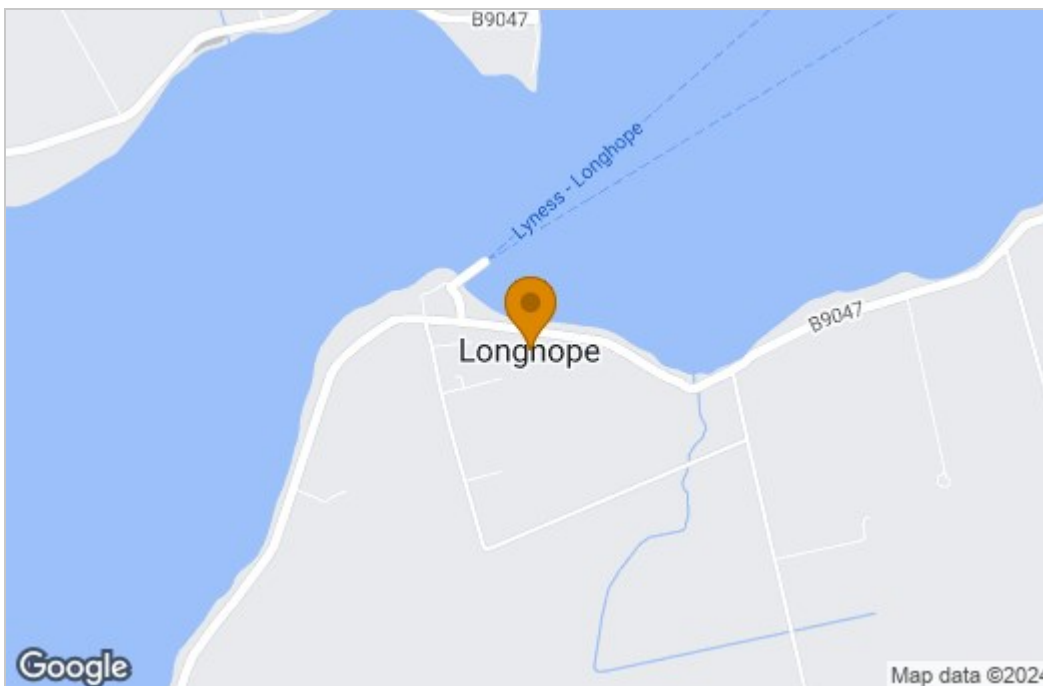
FLAT 1:

LIVING/KITCH/DINER - 4.1m x 4.3m x 1.8m
 SHOWER ROOM - 1.9m x 2.2m
 BEDROOM 1 - 4.1m x 2.9m x 3.5m
 BEDROOM 2 - 3m x 2.4m x 2.6m x 3m

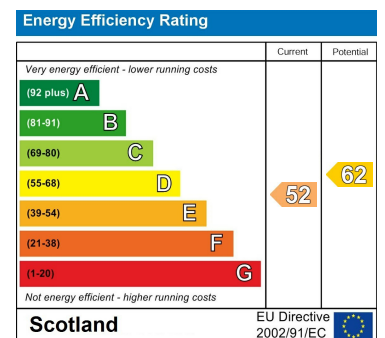


DISCLAIMER: PLEASE NOTE THIS FLOOR PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL EFFORTS HAVE BEEN MADE TO ENSURE ITS ACCURACY AT TIME OF PRINT.

Area Map



Energy Efficiency Graph



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