



Berstane House, Berstane Road, St Ola, Kirkwall, KW15 1SZ

Offers Over £1,300,000

K Allan Properties are delighted to present Berstane House, a rare and impressive coastal estate. Thoughtfully positioned to offer uninterrupted sea views, the house enjoys privacy and prestige, while being only a few minutes' drive from Kirkwall.

The main house is grand in scale, retaining many of its original features, and comprises generous reception areas, formal drawing room, dining room, kitchen, study/library, multiple bedrooms and bathrooms over upper floors, plus storage areas including cellar. Interior offers opportunity for modernisation while preserving character.

The estate includes seven properties in total, each with their own title-deed. This includes a grand stately home, with six self-contained properties, ranging from 4 small apartments and 2 larger apartments all with separate access and currently generating a steady income. Each property benefits from a private entrance with parking alongside.

SERVICES

Water - Mains

Electricity - Mains

Drainage - Mains

Heating - Oil central heating in the main dwelling at Berstane House and storage heaters in all the apartments

Council Tax:

Main House F

Flat 1 A

Flat 2 A

Flat 3 A

Flat 4 A

Seaview 1 C

Seaview 2 C

BEST ESTATE AGENTS GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We received this award in 2023, 2024 & 2025 for sales.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

VIEWINGS

By appointment only, arranged through K Allan Properties.

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OFFERS TO

K Allan Properties

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Floor Plan

