



Offers over £160,000

4 Evie Village
Evie. KW17 2PH


Harcus.



Spacious and beautifully presented three bedroom semi-detached house which benefits from a superb sun room to the rear.

Situated in a small residential development with lovely open views to the countryside to the rear and sea views from the front bedrooms.

Accommodation comprises Vestibule, Living room, Kitchen, Sun room, Utility room, Toilet, three Bedrooms and a Bathroom.

 3 bedrooms

 2 bathrooms

 2 public rooms

Vestibule

1.39m x 1.33m (4ft 6" x 4ft 4")

The vestibule has a tiled floor and an inner glazed door to the hallway. The hallway has laminate flooring, cloak cupboard, storage heater and carpeted staircase leading to the first floor.

Toilet

2.30m x 1.19m (7ft 6" x 3ft 10")

Fitted with a W.C. and a wash hand basin. Decorative flooring and a modesty glazed window.

Living room

6.31m x 3.43m (20ft 8" x 11ft 3")

This living room has laminate flooring and neutral decor. Large window to the front and patio doors out to the rear garden allowing a lovely flow of natural light. Television and a telephone point. Panel heater.





Kitchen

3.79m x 2.70m (12ft 5" x 8ft 10")

Fitted with units at floor and eye level and a good run of worktop space. Integrated oven, hob and extractor hood. Plumbed for a dishwasher and space for a fridge and a freezer. Open plan to the sun room.

Utility room

2.30m x 1.19m (7ft 6" x 3ft 10")

Plumbed for a washing machine and space for a drier. Vinyl flooring and a high level window.





Sun room
4.07m x 2.93m (13ft 4" x 9ft 7")

This fantastic bright room offers perfect additional family space for relaxation. Fully glazed to the rear garden. Built-in display shelving and cupboards. Television point.





Upper Landing

Carpeted and a window to the half turn on the stairs. Access to the attic. Storage heater.

Bedroom 1

3.33m x 3.11m (10ft 11" x 10ft 2")

This double bedroom is carpeted and has chic matching decor. Window looking out to the rear. Wardrobes with hanging rails and shelving running the full width of the room. Panel heater.





Bedroom 2
3.37m x 3.11m (11ft x 10ft 2")

This double bedroom is carpeted and with warm neutral decor. Window to the front. Built-in wardrobe. Ample space for freestanding bedroom furniture. Panel heater.





Bedroom 3

3.30m x 2.21m (10ft 9" x 7ft 3")

Carpeted double bedroom with a window to the front offering views to the sea. Built-in wardrobe with a hanging rail and shelving. Panel heater.

Bathroom

3.30m x 2.11m (10ft 9" x 6ft 11")

Comprising of a bath, separate shower, W.C. and a wash hand basin. Vinyl flooring and a modesty glazed window. Airing cupboard. Heated towel rail.



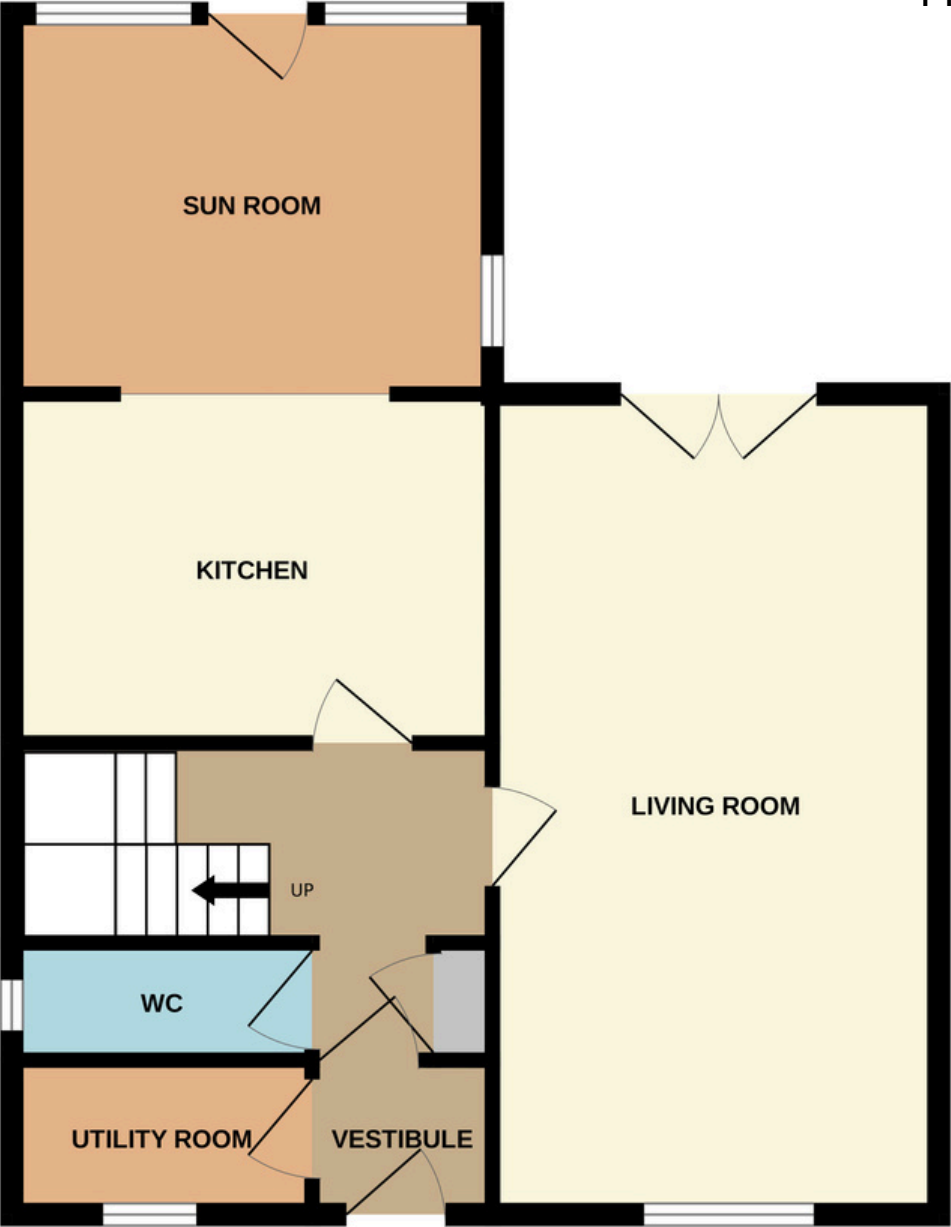
Outside

The generous front garden has a lawn, paving and flower beds, bordered by mature bushes and shrubs.

A pathway leads around to the rear garden. Patio providing the perfect sunny spot for alfresco dining. Steps lead up to the lawn with a large garden shed included in the sale.



Floorplan



Ground floor



First floor

4 Evie Village has mainly uPVC double glazed windows and electric storage and panel heaters. Amenities in Evie include a Shop with Post Office and a Primary School. Lovely beaches a short drive away.

Services

Mains services.

Council Tax

Band B. This may be reassessed when the property is sold.

Energy Performance Certificate

Band D.

Fixtures & fittings

All floor coverings and garden shed are included in the sale. White goods may be available by separate negotiation.

Price

Offers over £160,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

Arrange a viewing

Contact us

Harcus Law
13 Bridge Street Kirkwall, Orkney
KW15 1HR

Opening hours:

Monday to Friday 09:00 - 17:00

Closed for an hour 13:00 - 14:00



01856 877 866



enquiries@harcuslaw.co.uk

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