



Offers over £155,000

Shoreside Cottage, 15 Balfour Village,  
Shapinsay, KW17 2DX

Harcus.





Offered for sale is this charming two-bedroom mid-terraced cottage. It boasts a generous layout and has been meticulously maintained, featuring a rear garden with an outbuilding, along with an additional front garden adjacent to the road by the water's edge.

Situated just a short stroll from the ferry terminal, this delightful home provides a unique opportunity to enjoy peaceful coastal living in a picturesque setting, with easy access to the Mainland.

Accommodation comprises Living room, Dining Kitchen, two double Bedrooms and a Bathroom.



2 bedroom



1 bathroom



1 public room



## Living room

4.27m x 3.93m (14ft x 12ft 11")

This delightful living room is carpeted with a wood burning stove set on a stone hearth providing a welcoming focal point. Soft, neutral tones complement the room's elegant decor, making it a perfect space for relaxation or entertaining guests. The space includes a built-in bookshelf, and a beautiful dresser is also included in the sale. Dimplex Quantum Storage Heater.







### **Kitchen**

4.73m x 2.77m (15ft 6" x 9ft 1")

This charming kitchen features floor and eye-level units, and provides ample storage and worktop space. It comes equipped with a cooker, fridge freezer and a washing machine. The dining area offers ample space for the table and chairs which are also included in the sale. Natural light is afforded through a window looking out to the rear garden. Dimplex Quantum Storage Heater .







### Bathroom

2.77m x 2.10m (9ft 1" x 6ft 10")

Well appointed bathroom fitted with a shower over the bath, W.C. and a wash hand basin. With a modesty glazed window and vinyl flooring. Airing cupboard. Heated towel rail.

### Bedroom 1

3.93m x 3.41m (12ft 11" x 11ft 2")

This spacious double bedroom benefits from windows at both the front and rear, allowing a good flow of natural light to fill the space. The room is carpeted with neutral decor, creating a welcoming and adaptable ambiance. Additional features include a tiled fireplace and an alcove with an integrated cupboard. Table and chairs are included in the sale. Dimplex Quantum Storage Heater.







## Bedroom 2

3.93m x 2.69m (12ft 11" x 8ft 10")

This double bedroom is carpeted and with neutral decor. A window looks out to the front of the property with views over Elwick Bay. The room includes a built-in wardrobe, along with an additional freestanding wardrobe, which is included in the sale. Dimplex Quantum Storage Heater.





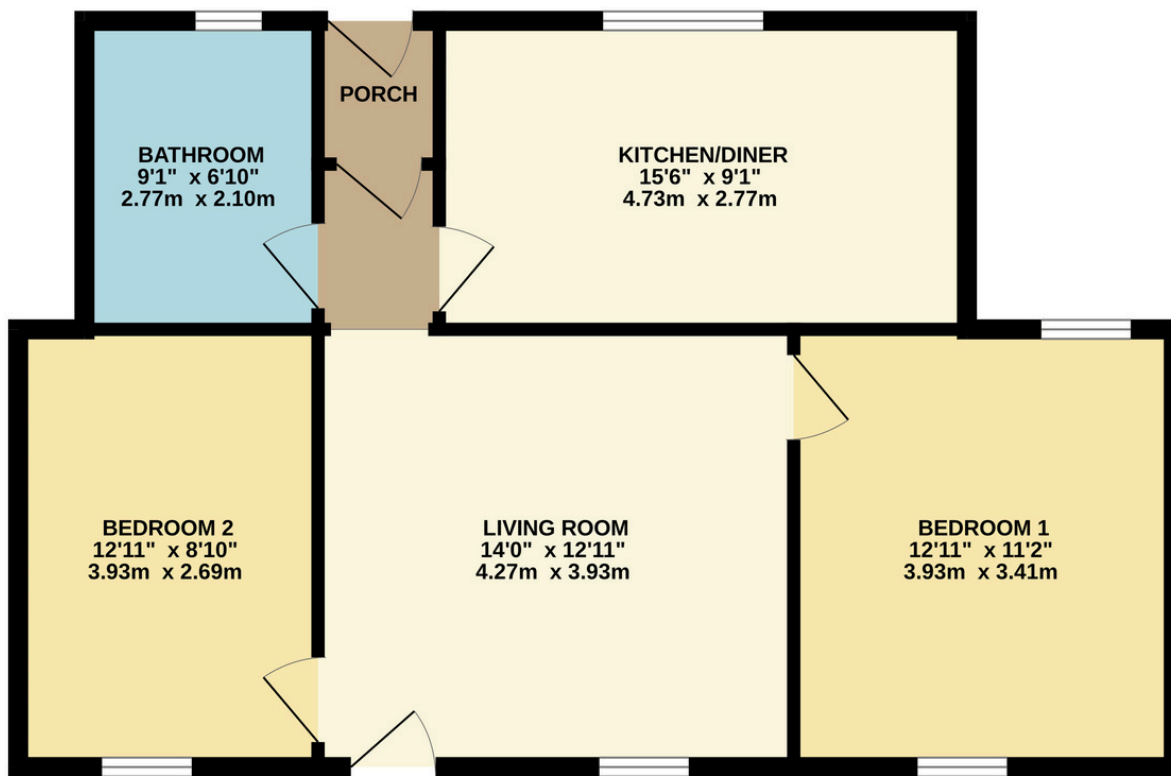


At the front of the property, you'll find a generous lawned garden situated on the seaside of the road. This wonderful space provides direct access to the shore, where you can delight in observing seals basking in the sun. 2 x 330L Green Johanna Food Composter bins are included in the sale

The rear garden is similarly laid to lawn and features an outbuilding 6.09m x 4.94m (19ft 11" x 16ft 2") equipped with power and lighting. Additionally, there is also a greenhouse 2.65m x 1.89m (8ft 8" x 6ft 2").







Shapinsay has much to offer and is conveniently commutable via the roll-on roll-off ferry service, which takes approximately 25 minutes to reach Kirkwall. The community features a store/post office, restaurant/cafe, primary school and a community centre that includes a doctor's surgery and fitness suite.





Shoreside Cottage has electric Quantum storage heating. Wooden double glazed windows and doors. Located in the Conservation Area and is a Category 'C' Listed building.

Viewing by Prior Arrangement.

## Services

Mains Services

## Council Tax

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

## Energy Performance Certificate

Band D.

## Fixtures & fittings

All floor coverings, light fittings, white goods, dresser, wardrobe and two sets of tables and chairs are included in the sale.

## Price

Offers over £155,000

## 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  
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Opening hours:  
Monday to Friday 09:00 - 17:00  
Closed for an hour 13:00 - 14:00



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