



**Greenwall** including Greenwall Cottage, Large General Purpose Shed and land extending to 14.1 acres or thereby, Shapinsay, KW17 2DY

**OFFERS OVER £495,000**







Greenwall is a substantial 3/4 bedroom dwelling house. This well-presented property offers a high standard of modern family accommodation and stunning panoramic views over the North Isles. Included in the sale is 14.1 acres of farmland, mainly to grass, a large 60ft x 40ft General Purpose Shed offering an excellent workshop or storage space that is also suitable to house horses or livestock. The adjacent Greenwall Cottage offers great potential to renovate, extend or replace one for one subject to suitable planning consents.

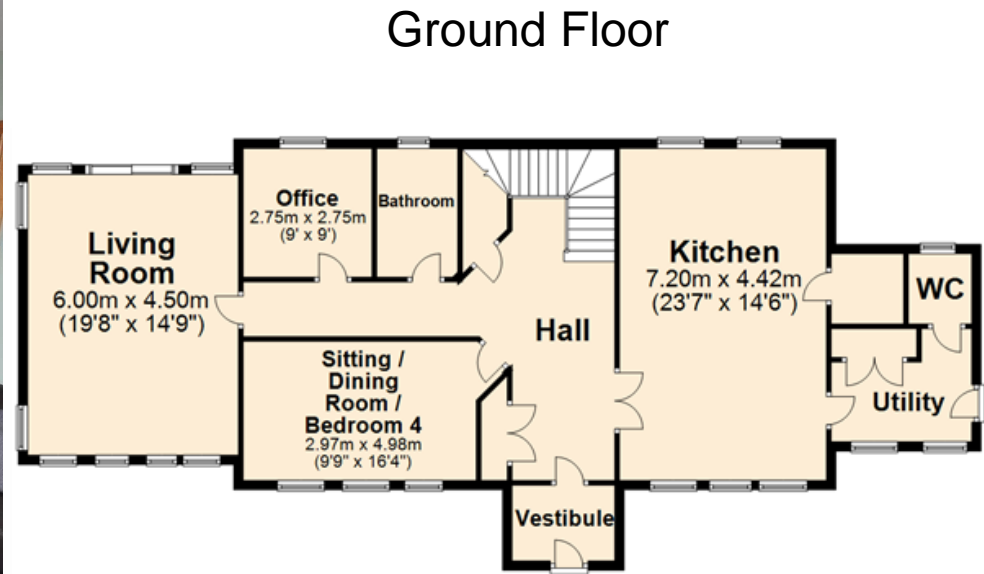
- Oil fired under floor central heating on ground floor, radiators on first floor.
- Velux and uPVC framed double-glazed windows.
- Dual aspect living room with patio doors to rear garden.
- Sitting room/ Dining room/ Bedroom 4.
- Large kitchen with dual fuel range cooker, integral dishwasher, island and dining area.
- Utility room and separate toilet.
- Bathroom and Shower room.
- Master bedroom with en-suite and dressing room.

## LOCATION

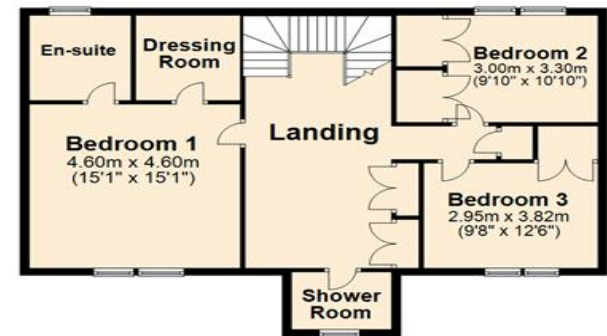
Greenwall is located on Shapinsay, one of Orkney's easily accessible Inner North Isles. Local amenities in this thriving island community include primary school, doctors' surgery, general store and a cafe/restaurant/bar in the idyllic Balfour Village. Shapinsay is served by a regular and reliable ro/ro ferry service to Kirkwall 7 days a week which allows residents to commute/travel for work/pleasure to Mainland Orkney.







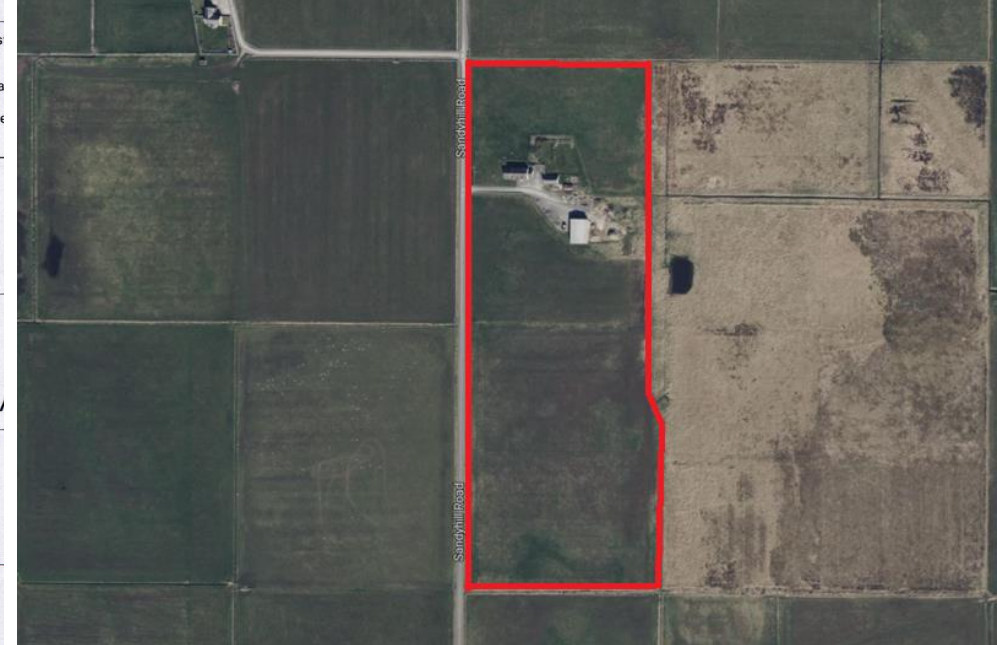
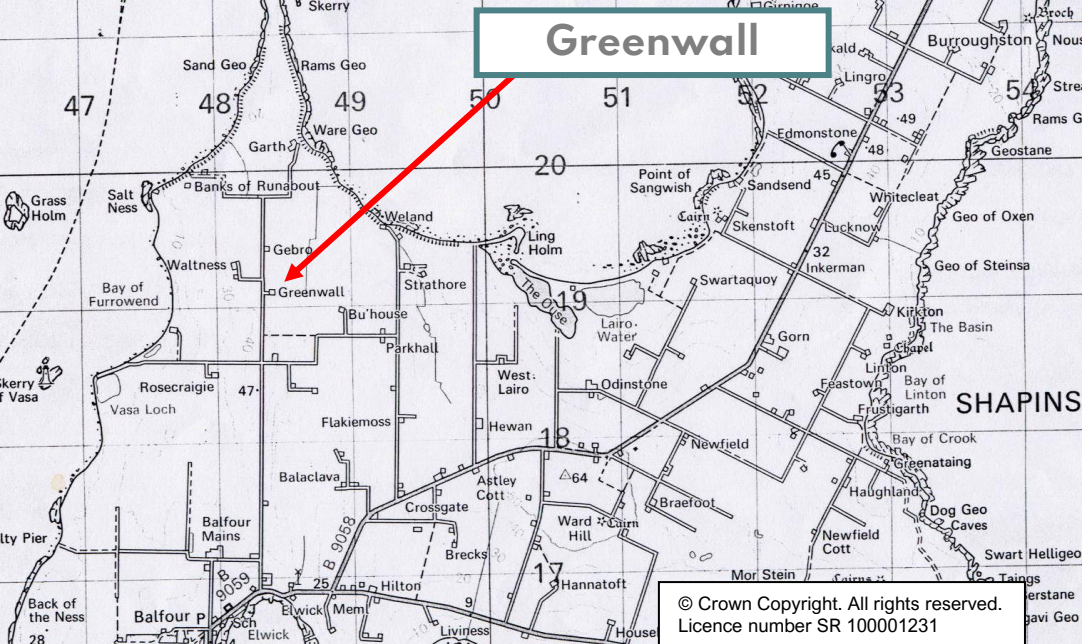
### First Floor











**SERVICES** – Mains Water and electricity. Private septic tank.

**COUNCIL TAX BAND** – Band E. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

**FIXTURES & FITTINGS** – All floor coverings are included in the sale price.

**ENERGY PERFORMANCE RATING** – Band D.

**ENTRY** – By arrangement.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** – Offers Over £495,000

**Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.**

Lows Solicitors – Estate Agents  
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 W: [www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

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**ETCN**

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.