



Hildeval, Easthill, Kirkwall, KW15 1LY

Offers Over £470,000

Hildeval is a spacious 7 bedroom detached property in a quiet, sought after part of Kirkwall. Currently operating as a successful 5 bedroom bed and breakfast, it is offered for sale with all furniture and equipment required to continue the B&B business making it a genuine turnkey opportunity. Equally, its generous layout and superb location would make a wonderful family home.

Just a five minute walk from the town centre, Hildeval enjoys an elevated position with outstanding views across Kirkwall Bay and the North Isles. Its design places the main living spaces on the first floor, allowing you to enjoy the scenery throughout the day.

Accommodation

A striking full height window frames the feature staircase and creates an impressive entrance. The guest accommodation includes four beautifully presented en suite rooms and a self contained studio apartment, all finished to a high standard. A practical laundry room and linen store sit conveniently close to the guest bedrooms.

Upstairs, the main living and dining room is bright, welcoming and perfectly positioned to capture the panoramic views. The modern kitchen features built in appliances and contemporary units.

The owners' accommodation is thoughtfully arranged for privacy and comfort, comprising a living room with bay views, a large master bedroom with en suite, a further bedroom currently used as an office with a fold down double bed, and a modern family bathroom/utility room. Selected items of furniture from the owners' accommodation and the garden furniture are included in the sale.

Outside

Outside, the garden is mainly laid to lawn with an attractive private patio to the side – ideal for outdoor dining and entertaining. The patio furniture is included in the sale, and a wooden shed provides useful storage.

A large driveway offers parking for up to seven cars, perfect for guests or a busy household.

SERVICES

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Oil fired boiler, radiators to first floor and ground floor laundry.

Ground floor rooms are electric panel heaters.

LISTED BUILDING STATUS

COUNCIL TAX -BAND C

EPC - BAND

VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email info@kallanproperties.co.uk

OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

VIEWINGS FOLLOWING ACCEPTANCE OF AN OFFER

Once an offer has been accepted and the property is marked as "Under Offer", K Allan Properties will not arrange or facilitate any further viewings of the property.

Any requests for access following acceptance of an offer will be considered only where required by the terms of the concluded missives, by agreement between the seller and purchaser, or where otherwise legally necessary.

K Allan Properties reserves the right to refuse requests for additional viewings or inspections which are not required under the terms of the transaction.

BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We first received this award in 2023 for sales and are delighted to have been recognised for our high standard of work every year since.

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, while receiving the best customer service, we would love to help.

ANTI MONEY LAUNDERING LEGISLATION

As with all Estate Agents, K Allan Properties are subject to Anti Money Laundering Regulations. These regulations require us, as selling agents, to perform various checks on the property buyers. We will require certified photographic evidence of the buyer's identity and proof of address on a recent utility statement. We are unable to progress any sale to completion until these requirements have been fully satisfied.

DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed.

Measurements are approximate. We have not tested electricity, gas, water services or any appliances. Photographs may have been taken with a wide-angle lens.

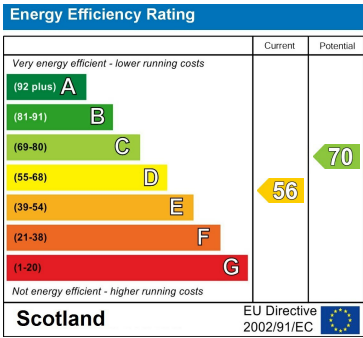
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.