

## Edmonstone, Shapinsay, KW17 2EB

**Offers Over £295,000**

Edmonstone is a newly renovated traditional stone built 2 bedroom cottage with gallery/studio and 1 acre of land on the beautiful island of Shapinsay. This inviting home offers the opportunity for high quality accommodation on one of Orkney's most accessible islands, just 25 minutes from Kirkwall by ferry.

The spacious property has a sheltered courtyard area, mature, enclosed garden, large shed and workshop. An additional 6 acres of land to the rear of the property is available by separate negotiation. The quiet and secluded garden attracts many species of birds and waxwings are regular visitors in winter time; over 130 different species of birds have been seen from the property.

Stylish, one-level accommodation comprises of a stunning open plan kitchen/living games area with views over the water to Gairsay, Rousay and Eynhallow; the games area would be equally as suitable as a dining space, a separate dining room, bathroom with separate shower, two double bedrooms, one with en-suite wc, and sun porch.

The studio / gallery space lends itself to a number of uses, including an independent living space and can be accessed from the house or via its own outside entrance. Equally, the dining space could be easily converted to an additional bedroom.

Shapinsay is a vibrant community with primary school, gym and charity shop. There is a bar and restaurant which is very popular with locals and visitors alike. In addition to the regular ferry service, an out of hours ferry runs 6 - 7 nights a week allowing evenings on the Mainland for nights out or sporting events. E-bikes are available to hire on the island at minimal cost.

## SERVICES

Water - Mains

Electricity - Mains

Drainage - Septic Tank

Heating - Oil

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## VIEWINGS

By appointment only, arranged through K Allan Properties.

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

## OFFERS TO

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Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

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Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

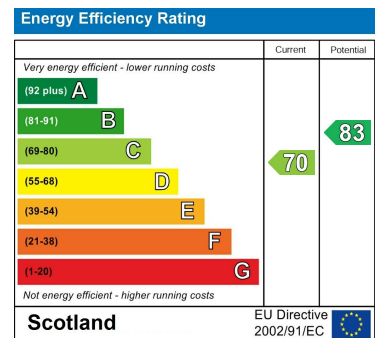
## Floor Plan



## Area Map



## Energy Efficiency Graph



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Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk) <https://www.kallanproperties.co.uk>