



Mayfield Cottage,, Heathery Loan,, St. Ola, Orkney, KW15 1SY

Offers Over £325,000

Welcome to this charming detached house located in the picturesque area of Heathery Loan, St. Ola. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, there is plenty of room for the whole family to enjoy.

Built in the late 1990s, this house combines modern amenities with a touch of traditional charm, offering a unique living experience.

Spanning across 2,476 square feet, this house provides ample space for all your needs. The garage, complete with a converted studio space, offers endless possibilities - whether you dream of a home office, a creative studio, or simply extra storage space.

Don't miss the opportunity to make this house your home. Embrace the tranquillity of Heathy Loan and enjoy the comfort and convenience this property has to offer.

LOCATION

<https://what3words.com/poet.sneezing.plotted>

SERVICES

Electricity: Mains

Water: Mains

Drainage: Septic Tank

Telephone: Connected

Heating: Foam insulated immersion hot water cylinder.

COUNCIL TAX - BAND B

EPC - BAND D

BEST ESTATE AGENT GUIDE

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When you choose to work with us, you are officially working with one of the UK's Best Estate Agents.

We received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

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

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

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 or water services or any

appliances. Photographs may have been taken with a wide angle lens.

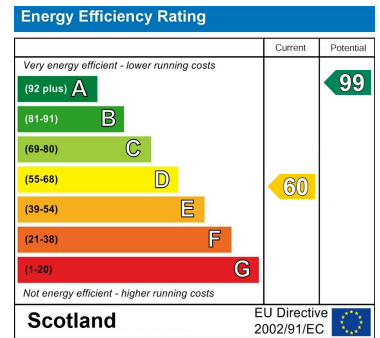
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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