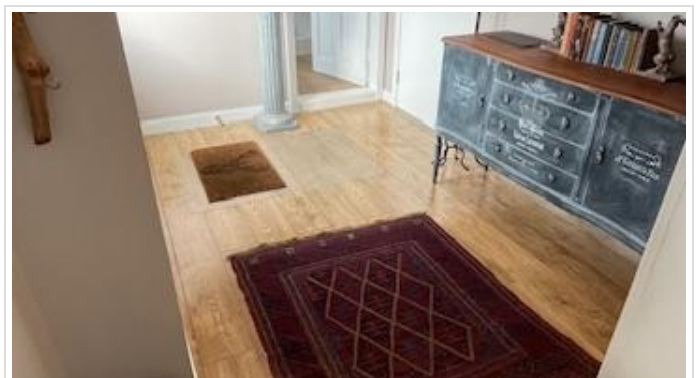
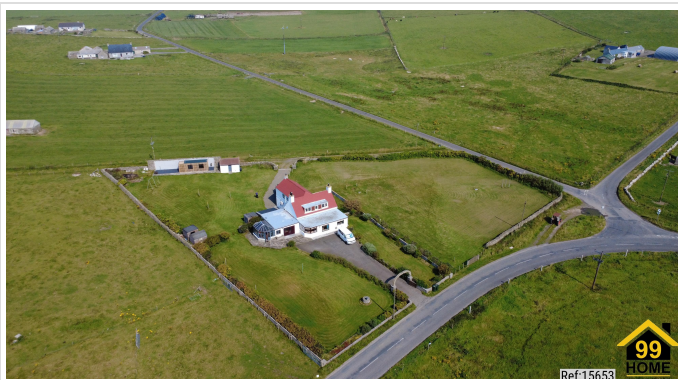


5 Bed Detached In Westray , Westray, KW17 2DN

£365,000



# SHORT DESCRIPTION

Property Ref: 15653 Please contact to request Home Report. Situated in beautiful Westray, Sand-o-Gill is located in one of the most unspoilt corners of the Scottish Isles. Sitting on around 1.5 acres of grassed private land with front and rear driveways, Sand-o-Gill is a large family home with amazing coastal views. With the original house dating to the late 19th century, this highly versatile property has been extensively refurbished and lends itself to a number of uses. Comprising 5 bedrooms and 2 living areas with kitchen and dining rooms, the property has 3 shower rooms, utility room, entrance hall, workshop and conservatory (currently a gym). The property is in move-in condition and has the potential for revenue generation via self-contained accommodation, camping facilities and an external pod. Conveniently positioned a short walk from Pierowall Village with amenities inc. school, shops, church etc. No expense has been spared on improvements and maintenance during this ownership, specifics of the property include: 3 bed house with conservatory and workshop. 2 bed Self-contained annex fully compliant for rental or personal use. Multi-use garden room pod or office with decked area. Pop up campsite ready with toilet block and parking. MAIN HOUSE: ENTRANCE HALL (3.3m x 2.3m) The entrance hall to the front of the property provides wheelchair accessible entry to the open plan living area, workshop and utility room. LIVING - KITCHEN - DINING AREA (9.3m x 3.7m) To the front of the property is a large, open plan living, kitchen and dining room. Designed to optimise the spectacular views, ideal for entertaining. BEDROOM 1 (4.4m x 3.5m) A spacious double bedroom, positioned at ground floor level. Neutrally decorated with laminate flooring. BEDROOM 2 (4.1m x 3.4m) Double, situated on the first floor, light and airy with views south across the bay. BEDROOM 3 (4.1m x 3.4m) Double, situated on the first floor, light and airy with views south across the bay. SHOWER ROOM 1 (2.5m x 1.5m) Positioned on the ground floor, one of 2 shower rooms comprising electric shower, sink unit and toilet. SHOWER ROOM 2 (2.5m x 2.7m) Ground floor, recently refurbished accessible wet room with toilet and sink. Spacious and light. WORKSHOP (5.4m x 4.6m) A converted double garage currently used as a workshop. SUNROOM or OFFICE POD 12.5 SQ MTR A custom made, fully insulated garden room with UPVC window and doors opening onto a decked area plus landscaped seating area. Multiple power points and external lighting. SELF CONTAINED ACCOMMODATION: Attached to the main house with private access driveway & parking for guests. Fully refurbished with integrated smart controls for services and eco control. Air source heating. LIVING - DINING - KITCHEN AREA (5.0m x 3.7m) Fully refurbished kitchen and living area, bright and airy. BEDROOM 1 (4.6m x 2.3m) A generous double bedroom on the first floor with views across the fields. BEDROOM 2 (3.6m x 2.1) Smaller cosy double with views across the fields. BATHROOM and SHOWER ROOM (3.6m x 2.1m) Smart and modern with integrated controls. CAMPING FACILITIES: Field extending to three quarters of an acre is fenced to provide a pop-up camping area if required. This has separate access and a refurbished facilities block comprising toilet, shower room, washing up facilities and drying room with parking. Property Type: Detached House Full selling price: £365000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: C EPC rating: D Measurement: 1205.56 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Driveway, Rear, Private Heating Type: Double Glazing,Oil,Eco Friendly, Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied.....



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

<b>Dwelling type:</b> Semi-detached house <b>Date of assessment:</b> 11 August 2025 <b>Date of certificate:</b> 18 August 2025 <b>Total floor area:</b> 54 m <sup>2</sup> <b>Primary Energy Indicator:</b> 179 kWh/m <sup>2</sup> /year	<b>Reference number:</b> 0142-2199-1583-2795-588 <b>Type of assessment:</b> RdSAP, existing dwelling <b>Approved Organisation:</b> Elmhurst <b>Main heating and fuel:</b> Air source heat pump, warm air, electric	<b>Date of certificate:</b> 18 August 2025 <b>Total floor area:</b> 112 m <sup>2</sup> <b>Primary Energy Indicator:</b> 182 kWh/m <sup>2</sup> /year	<b>Approved Organisation:</b> Elmhurst <b>Main heating and fuel:</b> Boiler and radiators, oil
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**You can use this document to:**

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£5,304</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£594</b>	

\* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

**Energy Efficiency Rating**

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (58)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

**Environmental Impact (CO<sub>2</sub>) Rating**

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (89)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£5,000 - £10,000	£192.00
2 Add additional 80 mm jacket to hot water cylinder	£20 - £40	£150.00
3 Solar water heating	£4,000 - £7,000	£252.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

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