

4 Bed Detached Bungalow In Sanday , Orkney, KW17 2BP

£340,000





SHORT DESCRIPTION

Property Ref: 16361 Galilee is a beautifully renovated stone home offering 173 SqM of flexible accommodation, set within approximately 12 acres of private land stretching to the dunes and shoreline of the Bay of Sowerdie. At the heart of the property is an exceptional open plan living, kitchen and dining space extending to almost 390 sq ft. With exposed beams, high ceilings and a full wall of floor-to-ceiling glazing overlooking a 23 metre reflecting pond and the loch beyond, this light filled room forms the true focal point of the home. A feature fireplace creates warmth and atmosphere, while the layout comfortably accommodates large gatherings or everyday family life. The generous principal bedroom occupies a peaceful position at one end of the house, complete with skylight above the bed and direct access outdoors. Three further bedrooms provide flexible accommodation, including a double with en-suite shower room and a versatile room ideal as a home office or craft space. A contemporary family bathroom and well-proportioned utility room add practicality to the layout. The property benefits from underfloor heating, double glazing and an EPC rating of C, reflecting the extensive renovation completed around 2012. Beyond the house, the land is arranged across four fields, two suitable as enclosed paddocks. A stable with water and power, substantial building with potential to be made into studio or workshop, large garage and sheltered walled garden. The wind turbine generates approximately £6,000 to £8,000 per annum through a feed in tariff, reducing electricity costs while adding a rare income producing asset. Galilee offers the increasingly rare combination of character, space, privacy and direct coastal connection, all within a well-served island community with air and ferry links to Orkney Mainland. Property Type: Detached Bungalow Full selling price: £340000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: E EPC rating: C Measurement:1862.16 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Private, Off street Heating Type: Double Glazing,Underfloor Heating Chain Sale Possession of the property: Self-occupied..

4

Bed Room(s)

2

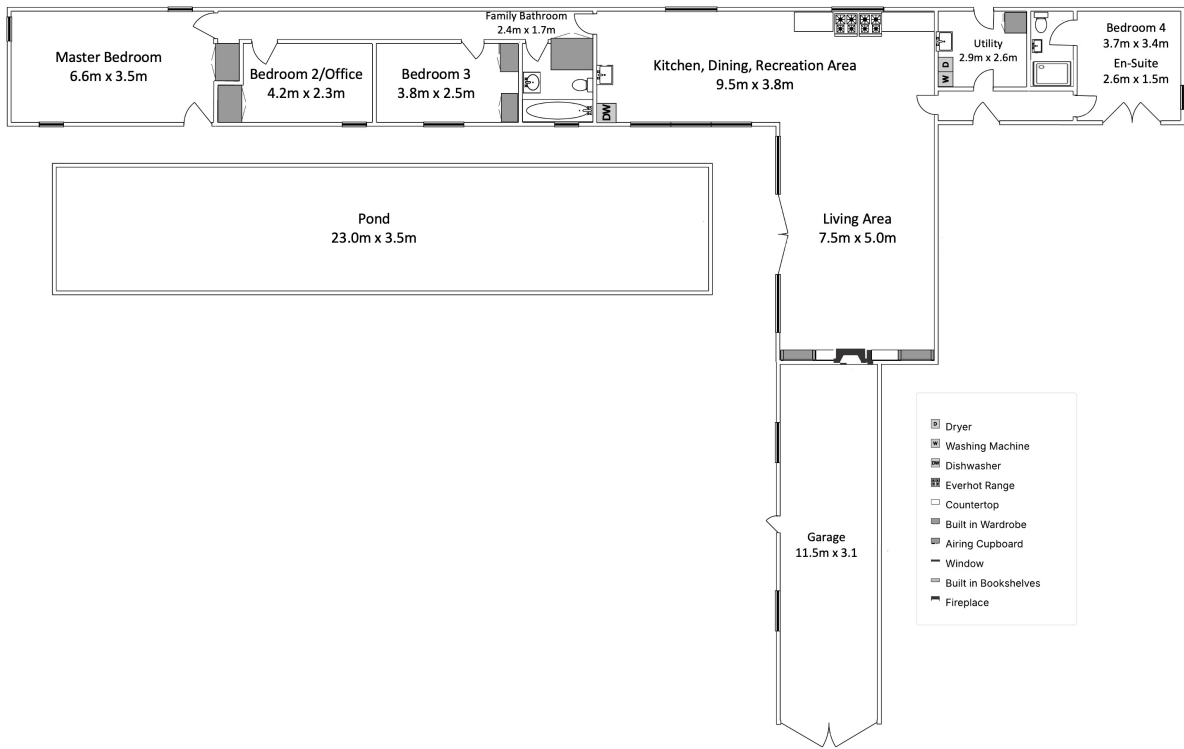
Bath Room(s)

1

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.

Dwelling type: Detached bungalow
Date of assessment: 17 February 2026
Date of certificate: 25 February 2026
Total floor area: 173 m²
Primary Energy Indicator: 158 kWh/m²/year

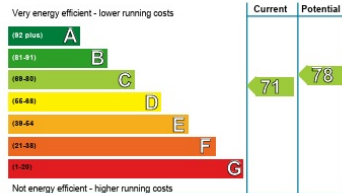
Reference number: 0190-2593-6220-2796-1521
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and underfloor heating electric

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 CO₂ emissions by improving your home

| | | |
|--|----------------|--|
| Estimated energy costs for your home for 3 years* | £15,705 | See your recommendations report for more information |
| Over 3 years you could save* | £531 | |

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

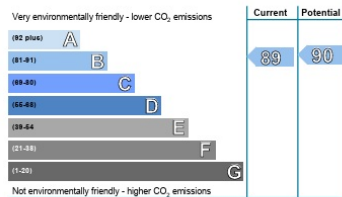


Energy Efficiency Rating

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 C (71)**. 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 (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) 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.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|-----------------------------------|------------------|------------------------------|
| 1 Heating controls (zone control) | £220 - £250 | £534.00 |
| 2 Solar photovoltaic (PV) panels | £8,000 - £10,000 | £1008.00 |

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