



Former Birsay Community Centre, Birsay, KW17 2ND

The former Birsay Community Centre has planning consent for a change of use to a shop, café and dwelling. Presently the home of the Birsay Antique Centre there are beautiful panoramic views across farmland to the sea, Brough of Birsay and Boardhouse Loch.

**OFFERS OVER
£95,000**

MAIN ROOM



MAIN ROOM



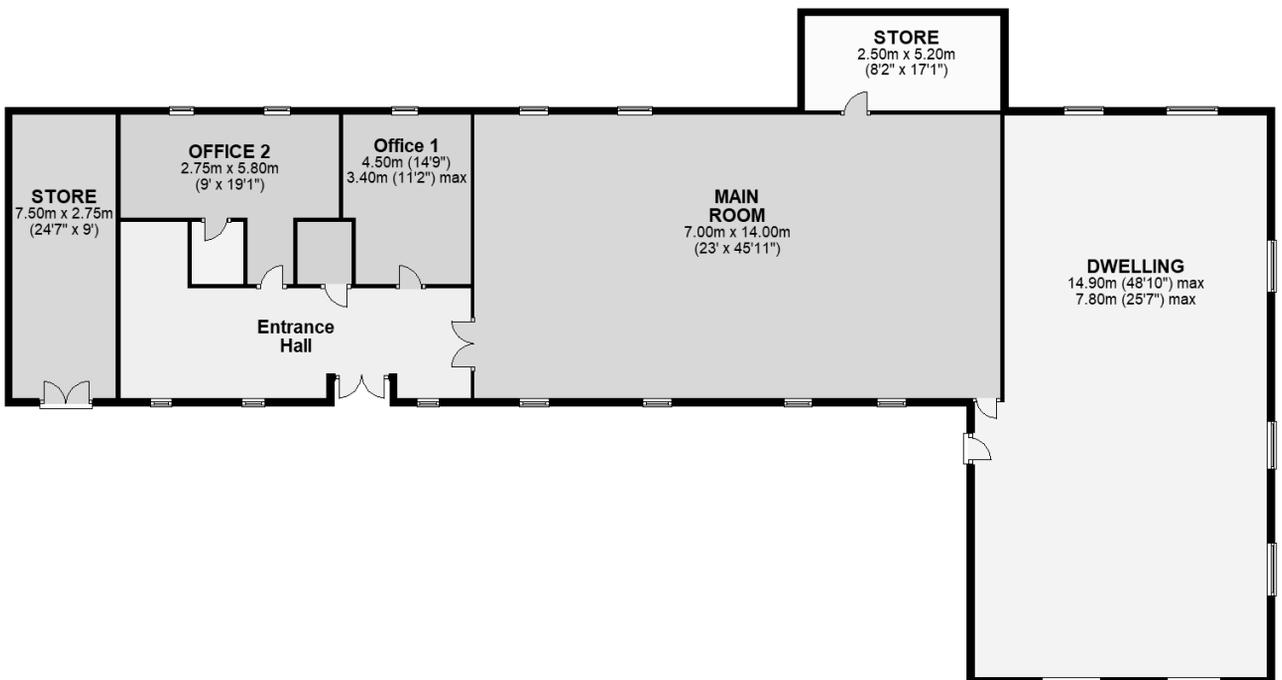
OFFICE 1

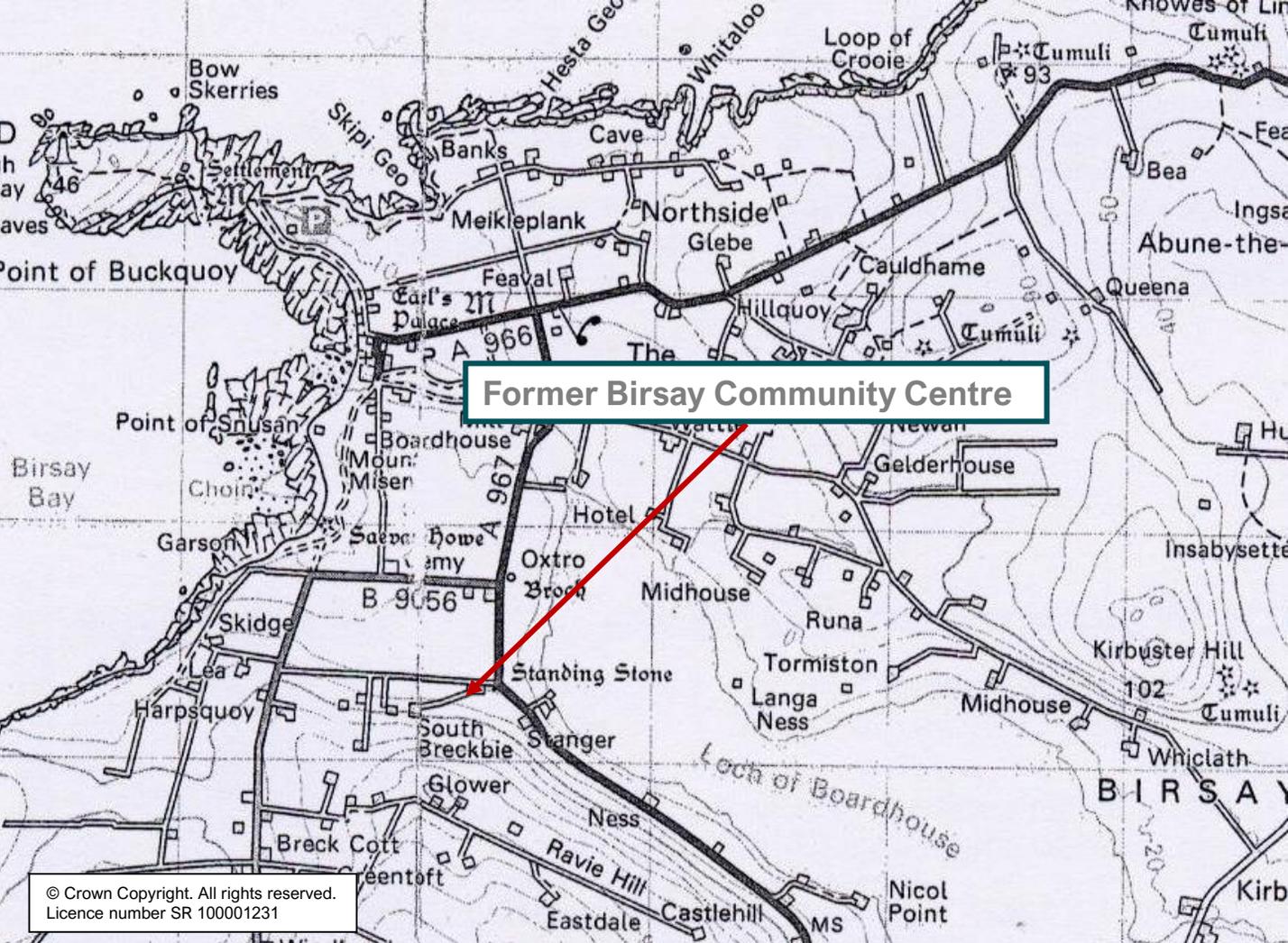


- Part conversion into a dwelling is in construction.
- New sub floor and partition frames in place.
- Prospective purchasers should make their own enquiries with the local authority to ensure that any further works meet current regulations.
- UPVC framed double glazed windows in main hall, store and offices.
- Store adjoining the side of the building, a ramped access and car park.

LOCATION

There are beautiful panoramic views to the sea, Brough of Birsay and Boardhouse Loch. The local amenities in the village of Palace include a general store, tea room and a community centre. Dounby village, which is approximately 5 miles away, has a supermarket, hotel, doctors surgery, pharmacy, post office and primary school.





Former Birsay Community Centre

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SERVICES – Mains water and electricity. Private septic tank.

RATEABLE VALUE- £4,100.

ENTRY – By arrangement.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers over £95,000.

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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Lows Solicitors – Estate Agents
5 Broad Street, Kirkwall, Orkney, KW15 1DH
T: 01856 873151 F: 01856 875450 W: www.lowsorkney.co.uk

EJP

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.