

# BURNLEE



This new 4 bed roomed house has been purpose build to cater for your holiday requirements and provide high quality accommodation. The views from the property are beautiful and each room overlooks hill and meadow. The lounge has large windows to give a panoramic view of the valley. There is an abundance of flora and fauna in this rural landscape.

Burnlee is ideally situated to enable you to explore Orkney, sitting centrally between the Royal Burgh of Kirkwall and the picturesque sea haven, Stromness. A short ten-minute drive takes you to either town. There is a village pub and a Post Office four miles away in the Orphir village. The area is ideally situated for those who have an interest in walking, historical and archaeological sites, crafts, shorelines and wildlife. There are walks and beaches in the area and there is a loch suitable for fishing one mile 'down the road'.

The house has 4 bedrooms (one double, two twin and one single), a large bathroom, wet room, and comfortable lounge with multi-fuel stove, spacious kitchen/dining room, utility room and attractive entrance hallway all at ground floor level. The property has under-floor heating throughout with thermostatic control in every room. The accommodation is designed to give plenty space and facilities for 7 guests.

Burnlee has design features such as stone window sills and hearth, beautiful stone floor tiles with wool rugs, carefully planned lighting to give various effects, colour, décor and furnishings that make the house particularly attractive and original local artwork.

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## **Accommodation**

Lounge There are comfortable sofas and chairs facing a solid fuel stove on an Orkney flag hearth. A rug lies on top of the beautiful stone floor tiles and there are two occasional oak tables. The lighting can be bright or subtle. The artwork is original and local. There is a flat screen TV, a DVD player and CD/Hi-Fi system.

## **Kitchen Area**

Burnlee has an oak kitchen with high quality built in appliances including an electric oven, ceramic hob, fridge and dishwasher. Quality cookware, cutlery, crockery, table settings, glasses, containers, utensils, baking facilities, serving dishes and cloths are provided.

## **Dining Area**

An elegantly lit oak sideboard holds quality table settings, service dishes and glasses. There is an oak dining room table and chairs to seat eight. Table linen is provided. Wall art in this room is art deco with Clarice Cliff plates and a metal wall feature. This area has a combination of lights to be used to subtle effect.

## **Utility Room**

The utility room features a sink, freezer, washing machine, tumble dryer, microwave and additional storage facilities. An outside door accesses the rear of the house where there is ample parking, a shed and drying facilities. The utility room opens directly from the kitchen.

## **Bathrooms**

The bathroom is fitted with a white three-piece suite including a bath with overhead shower. The look is enhanced with light oak furnishings and crisp white tiles. Local photography is displayed.

A separate wet room is provided. Both are accessed from the hallway.

## **Double Bedroom**

The main bedroom has a double bed in oak and leather with oak bedside cabinets, lamps, cream leather chairs and a dressing table with mirror. There are two large built in wardrobes. Bedding is cream with a beautifully quilted throw and guests can step onto cosy sheepskin rugs. This bedroom has 'hint of pink' accessories.

## **Large Twin Room**

This room has two single beds in oak and leather, bedside cabinets, lamps and cream leather chairs. It has two large built in wardrobes. This bedroom has rust and 'a hint of turquoise' to coordinate with the cream soft furnishings. Coordinating cushions, throws, lamps and cosy sheepskin rugs are provided.

### **Smaller Twin**

This room has two metal-framed beds with an oak chest of drawers on which the bedside lamps are placed. There is a small oak wardrobe. This bedroom has a colour addition of soft green with a 'hint of gold' to match the cream soft furnishings.

### **Single Room**

This room has one single bed in oak, an oak bedside cabinet and an oak wardrobe. A cream leather chair and cream soft furnishings are provided with a subtle addition of colour through accessories.

### **Garden and View**

There is an enclosed garden mainly laid to lawn with shrubs. Outside seating is provided and there are extensive views to be enjoyed.

### **Information**

Burnlee has under floor heating throughout which is thermostatically controlled for each room. All lighting, water and under floor heating costs are included in the tariffs. You will be supplied with one bag of fuel for the multi-fuel stove and further bags will be available for purchase from us at Skail.

Crisp bed linen and towels are provided within the tariff. There will be a welcome pack provided on your arrival.

Information is provided on the many interesting things to see and do in the area and in Orkney. There is information on local walks, the lochs and beaches, eating places, historic sites, community events, entertainment, amenities and services. There is ample parking provided at the back of the house where there are outside drying facilities and a shed. We ask for no pets on the premises and no smoking in the house.

### **Tariffs**

The following table details our weekly prices up to Jan 2012.

3rd Sept 2011 to 29th Oct 2011	£500 per week.
29th Oct 2010 to 17th Dec 2011	£440 per week
Christmas and New Year weeks	£540 per week
Christmas 17th – 7th Jan 2012	
7th Jan 2012 to 1st April 2012	£440 per week
1st April 2012 to 26th May 2012	£500 per week
26th May 2012 to 1st Sept 2012	£600 per week
1st Sept 2012 to 27th Oct 2012	£500 per week
27th Oct 2012 to 15th Dec 2012	£440 per week

**Contact**

Contact us by phone, letter or email to check the availability. To secure the booking we require a £140 deposit (refundable only if we get an alternative booking for that week/s should you cancel). The balance of payment is to be paid four weeks prior to your arrival date. Payment can be made by cheque to 'N & K Sclater' or through IBAN (number available on request).

Long weekends or short breaks may be available as a late booking. Any request will be responded to according to the time of year and your requirements.

**Arriving at Burnlee and Leaving**

Burnlee will be available at 3pm on the Saturday of your arrival. And we ask you to vacate the house by 10am on the Saturday on which you are leaving.

You can make a booking or ask about the property by emailing us on [k\\_sclater@hotmail.com](mailto:k_sclater@hotmail.com) or phoning 01856 811242.