LOWS
LAW PROPERTY FINANCE

SPRINGWELL – 3 acres or thereby, SANDAY, KW17 2BA
OFFERS OVER £150,000

Springwell is an attractive 2 bedroom cottage with an 'L' shaped range of outbuildings set in approximately 3 acres or thereby. The well-presented property enjoys beautiful sea views to the rear and hosts a wind turbine thus benefitting from "free" electricity when the turbine is producing.

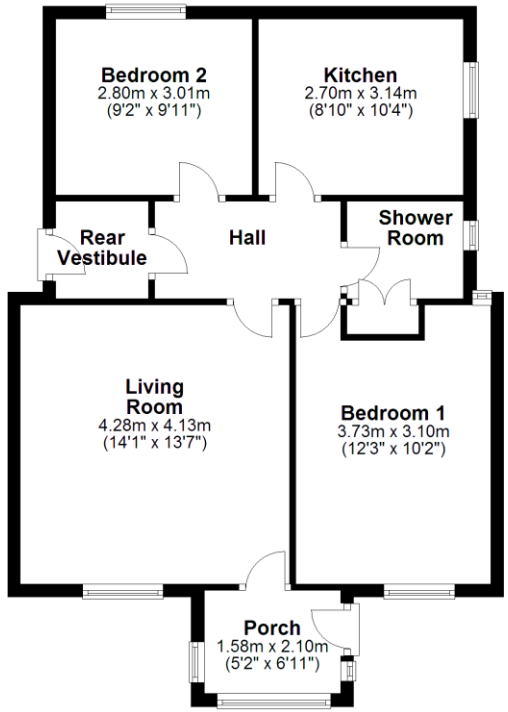
The cottage stands in good decorative order and has wooden framed double glazed windows together with electric heating. The flooring, with the exception of the shower room, is laminate.

The living room has an electric focal point fire set in an attractive surround together with a storage heater and space for a dining table. There are fitted base and wall cupboards in the kitchen incorporating a hob, cooker hood, oven and plumbing for a washing machine and dishwasher.

The shower room has an electric shower and both bedrooms have a panel heater.

The 'L' shaped range of outbuildings include 2 stores and a garage/workshop. The ground is fenced and is mainly rough grass.

The island of Sanday which is one of Orkneys outer north isles and is connected to the Orkney mainland by scheduled air and ferry services. The amenities include primary and junior secondary schools, a swimming pool, 2 general stores, a post office, 2 hotels and a 9 hole golf course. There are also many beautiful sandy beaches on the island and places of archaeological interest.



SERVICES *- Mains water and electricity. Private septic tank.*

COUNCIL TAX BAND *- Band to be confirmed. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.*

ENTRY *- Early entry available.*

ENERGY PERFORMANCE RATING *– Band A.*

FIXTURES & FITTINGS *- The curtains are included in the sale price.*

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

PRICE *- Offers over £150,000*
Further enquiries should be directed to Lows Property Department with whom all offers should be lodged in writing.

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AJB

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.

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