



Sandback, Sanday, KW17 2AZ

Tastefully renovated 3 bedroom bungalow set in a large garden with beautiful views. Garden not cultivated and includes a garage. Access is by a shared track. Interested parties note the mains electricity supply has not been connected and the purchaser will be responsible for doing this.

**OFFERS IN THE
REGION OF
£89,995**

**ASKING PRICE IS £5,000 BELOW
HOME REPORT VALUATION**

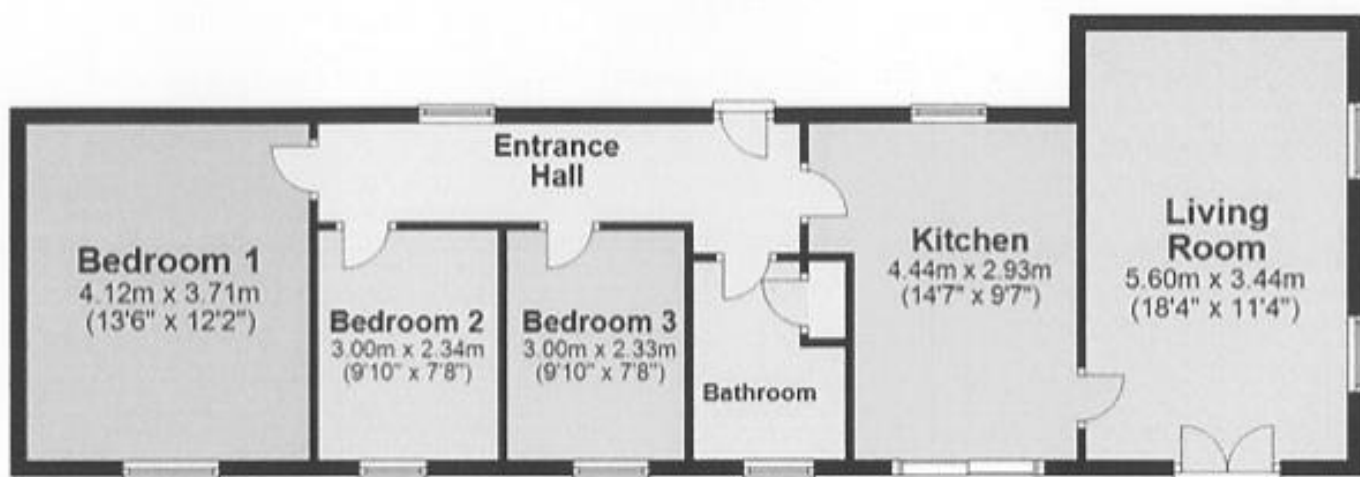


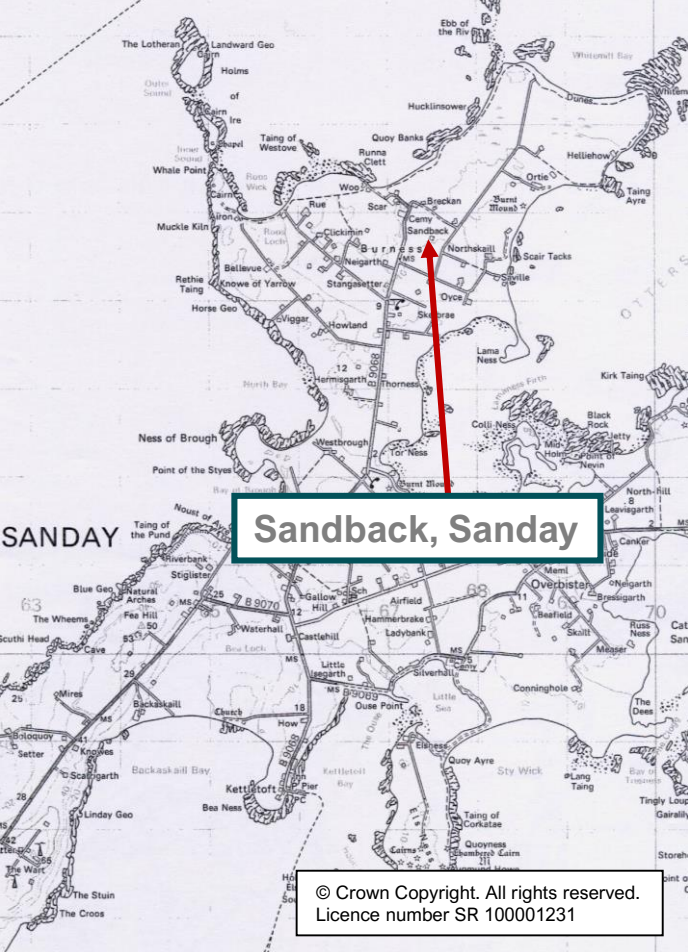
- Well presented 3 bedroom bungalow.
- Tastefully renovated in recent years.
- Set in a large garden with beautiful views to the sea.
- Wooden framed double glazed windows.
- Electric heating.
- Garage.
- Interested parties should note that the mains electricity supply has not been connected and the purchaser will be responsible for this.
- The owner presently uses a generator and SSE have quoted (Nov 15) £7,167.82 to connect the electricity.



LOCATION

Sandback is situated on the picturesque island of Sanday which is one of Orkney's north isles. The amenities include a primary and junior secondary school, swimming pool, general stores, post office, 2 hotels, a 9 hole golf course and many beautiful sandy beaches.





SERVICES – Mains water. Private septic tank.

COUNCIL TAX BAND – To be confirmed.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – Early entry available.

FIXTURES AND FITTINGS – All floor coverings, light fittings, curtains and white goods are included in the sale price.

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

PRICE – Offers over £89,995.

Further enquires 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.