



Viggie,
Lady, Sanday, KW17 2BW

OFFERS OVER £175,000



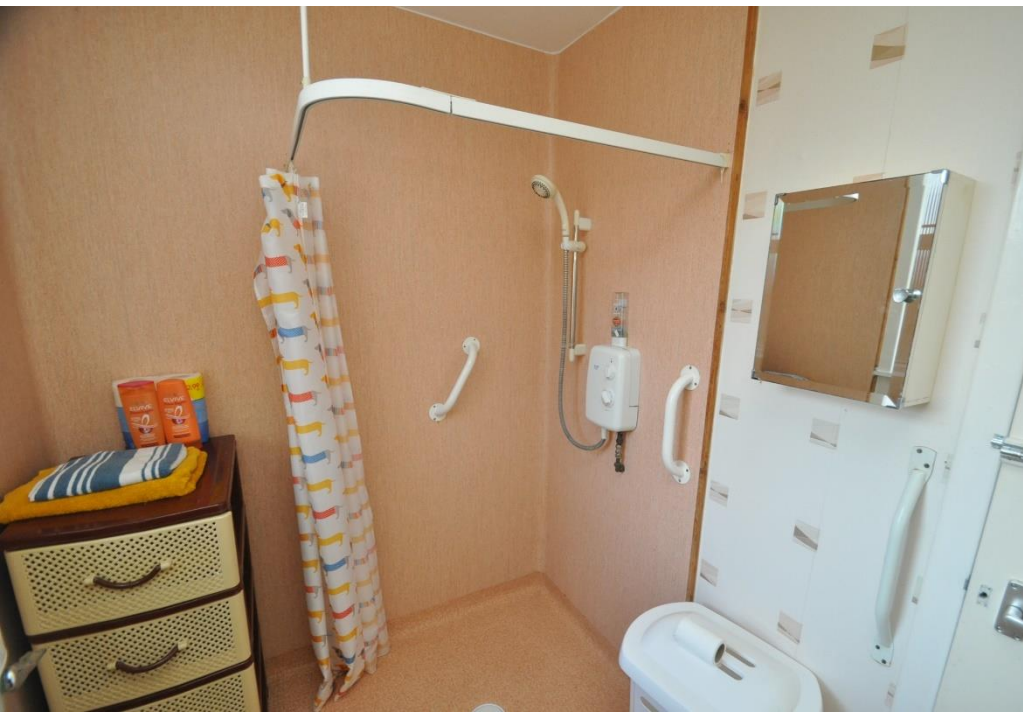
Viggie is a spacious 3 bedroom bungalow set in a large mature garden and enjoys views across farmland to the sea. The accommodation includes a large living room with dining area and a glazed door into the garden. There is ample car parking space together with a garden store, green house, lawn, pond, trees and bushes.

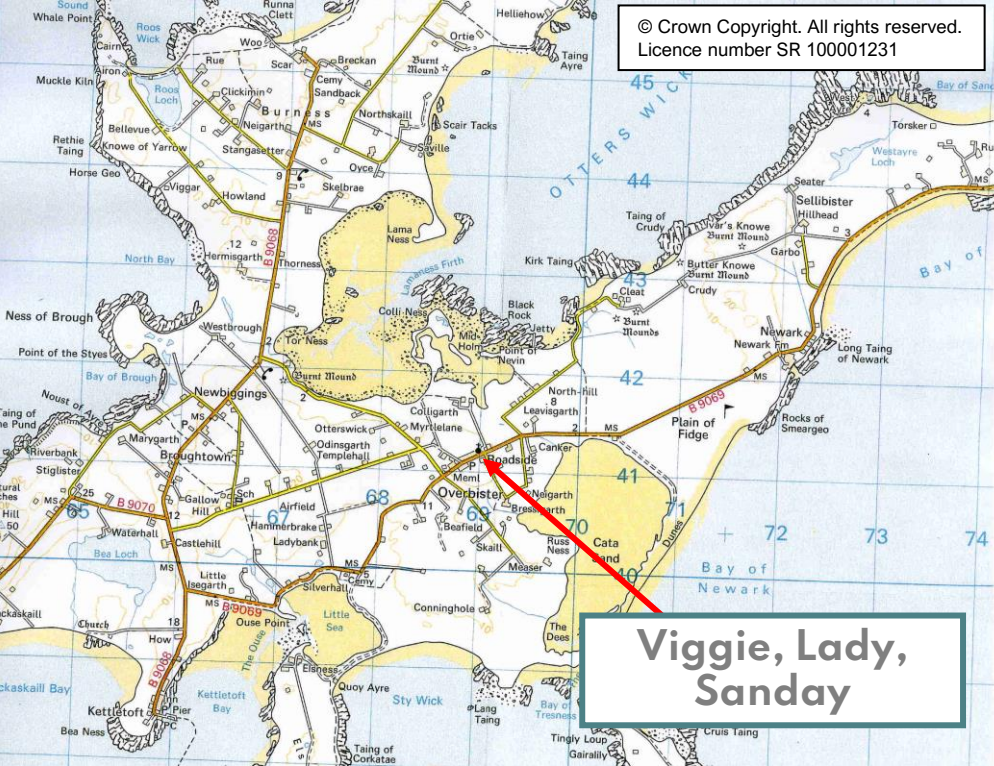
- Electric heating – storage and panel heaters.
- Mostly UPVC framed double glazed windows.
- Large living room with dining area and glazed door into garden.
- Kitchen with fitted units and space for a breakfast table.
- Shower room with wet room style floor.
- Tiled fireplace in bedroom 1.
- Garden store. Greenhouse.
- Large mature garden.

LOCATION

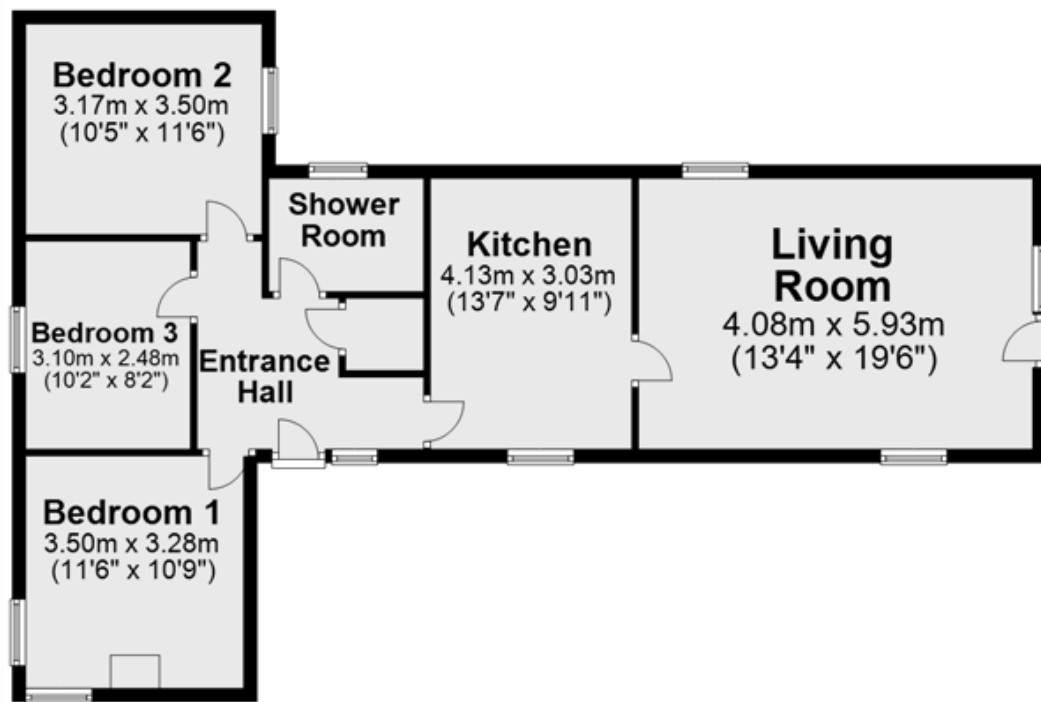
Viggie is situated on the picturesque island of Sanday which is one of Orkney's outer north isles. The amenities on Sanday include a primary and junior secondary school, swimming pool, shops and a post office. The island is connected to the Orkney mainland by scheduled ferry and air service.







**Viggie, Lady,
Sanday**



SERVICES – Mains services.

COUNCIL TAX BAND – Band B. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band F.

ENTRY – By arrangement.

FIXTURES & FITTINGS - All floor coverings are included in the sale price.

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

PRICE – Offers over £175,000

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

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

rightmove 
find your happy

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.