



Offers Around £120,000

East Manse, Lady Village,
Sanday, Orkney, KW17 2BW

Imposing, five-bedroom detached house located in Lady Village, on the isle of Sanday.

The former manse was built in the late 1800's and whilst in need of modernisation, presents a wonderful opportunity in a picturesque environment.

Accommodation:

Ground Floor: Entrance porch, lobby, sitting room, study, hall, stairs, bedroom, kitchen, utility and toilet.

First Floor: Landing and lobby, four bedrooms (one of which could be a sitting room) and bathroom.

Gross External Floor Area: Ground Floor- 159.5m².

First Floor- 138m².

LOCATION

Lady Village is one of two centres of population on Sanday.

The third largest of the Orkney Islands, Sanday is one of Orkney's outer north isles, with a population of over 500.

Links to the Orkney Mainland are via roll-on, roll-off ferry link, from and to Kirkwall, the Orkney capital, and passenger plane service, from and to Kirkwall Airport

Sanday has many sandy bays and a fertile agricultural land surrounded by clear, clean sea. Rich in natural and man-made history, Sanday has a wealth of wildlife, heritage and archaeology.

Orkney's is steeped in culture, heritage, archaeology and wildlife and boasts a wide range of leisure and community health facilities.





GROUNDS

A driveway leads to the property with a multi-car drive and a stone garage, to rear wing. The surrounding gardens are fully enclosed and laid to lawn, with colourful bushes surrounding. The gardens benefit from wonderful countryside views.

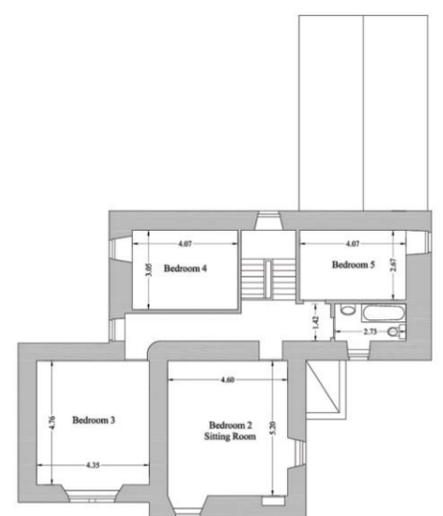
SERVICES

The property has mains water and electricity. Although not currently operative, there is an oil fired boiler to serve radiators throughout and domestic hot water, via a foam lagged hot water cylinder, which also has an immersion. The property benefits from double glazed uPVC windows throughout.

EPC RATING- F



Ground Floor



First Floor

VIEWING

By appointment with The Church of Scotland Law Department on 0131 240 2263

OFFERS

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

It is possible that a closing date for offers will be fixed and, to ensure

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 240 2263 Fax 0131 240 2246
Email: properties@churchofscotland.org.uk

that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

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