



Crotrive,
Sanday, KW17 2BW

OFFERS OVER £110,000



Crotrive is an attractive one bedroom cottage enjoying views over the surrounding farmland with sea in the distance.

The property has recently been tastefully restored and offers a high standard of accommodation.

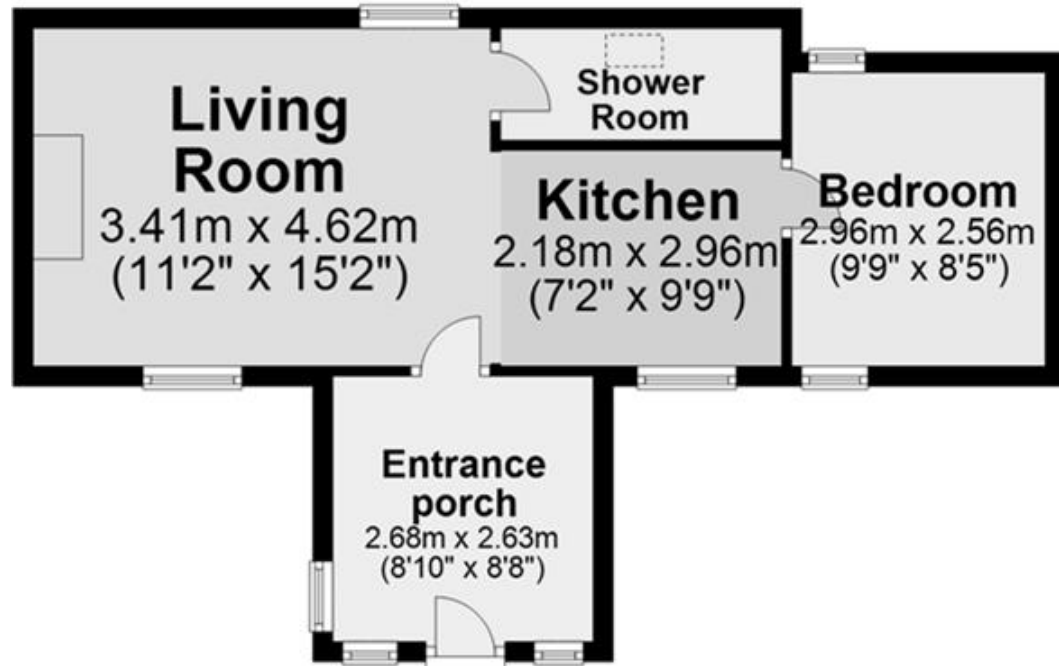
Crotrive sits in approximately 1000m² garden with grass to the front and rear and a wooden garden shed to one side.

- Solid fuel stove in living room.
- UPVC framed double glazed windows.
- Electric heaters in living room and bedroom.
- Kitchen is open plan off the living room.
- Shower room with electric shower.
- Spacious entrance porch with flagstone floor and plumbing for a washing machine.
- Wooden garden shed.
- Grass to front and rear.
- Interested parties should note that Crotrive is not suitable for mortgage finance.

LOCATION

Crotrive is situated on the picturesque island of Sanday which is one of Orkney's outer north isles. The amenities on the island include primary and secondary schools, 2 shops and 2 hotels together with many beautiful beaches. The island is connected to the Orkney mainland by scheduled ferry and air services.







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SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – Band A. 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.

ENERGY PERFORMANCE RATING – Band C.

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 £110,000

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

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.
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.