



## Eastbank, 6.3 acres or thereby Stronsay, KW17 2AF

Eastbank is a 2 bedroom cottage with a range of outbuildings set in approximately 6.3 acres or thereby.

The attractive property may especially appeal to those who own horses or other livestock and a further 50 acres or thereby is available by separate negotiation.

**OFFERS OVER  
£135,000**

**FURTHER 50 ACRES  
AVAILABLE BY SEPARATE  
NEGOTIATION**

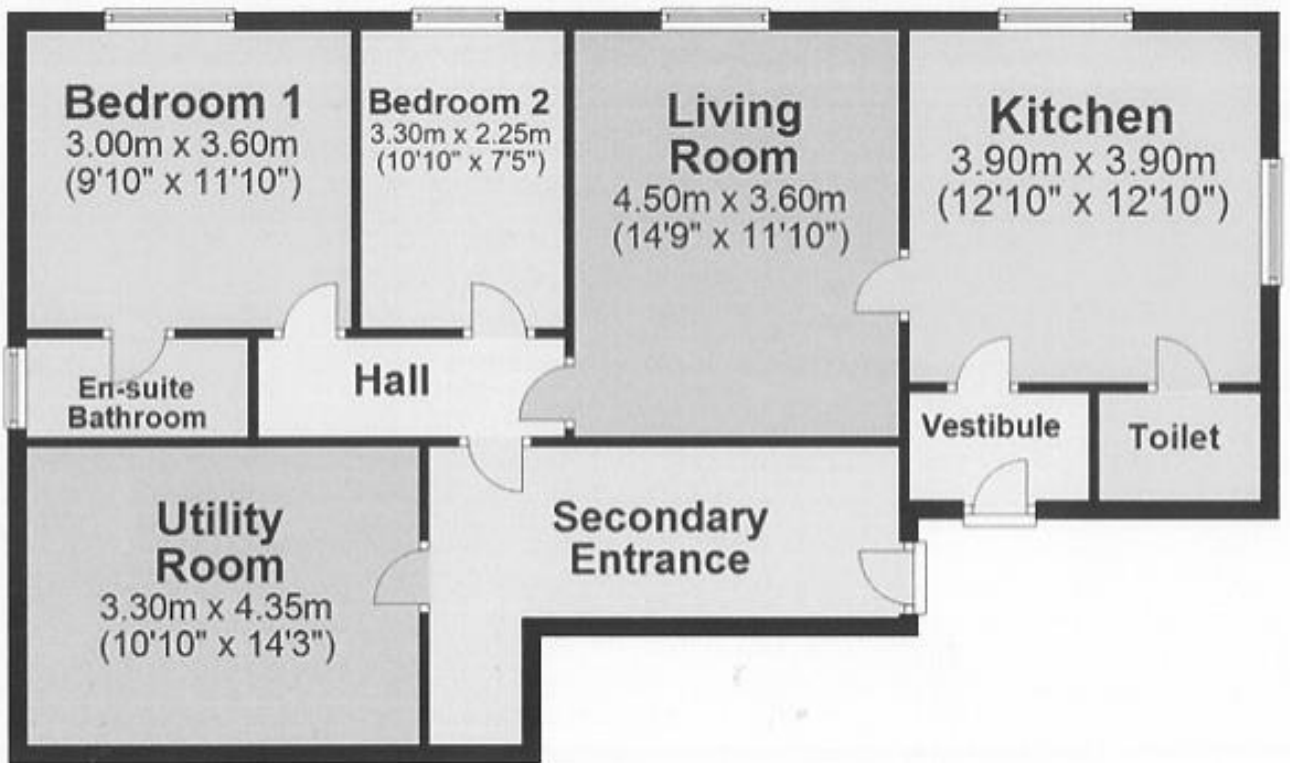
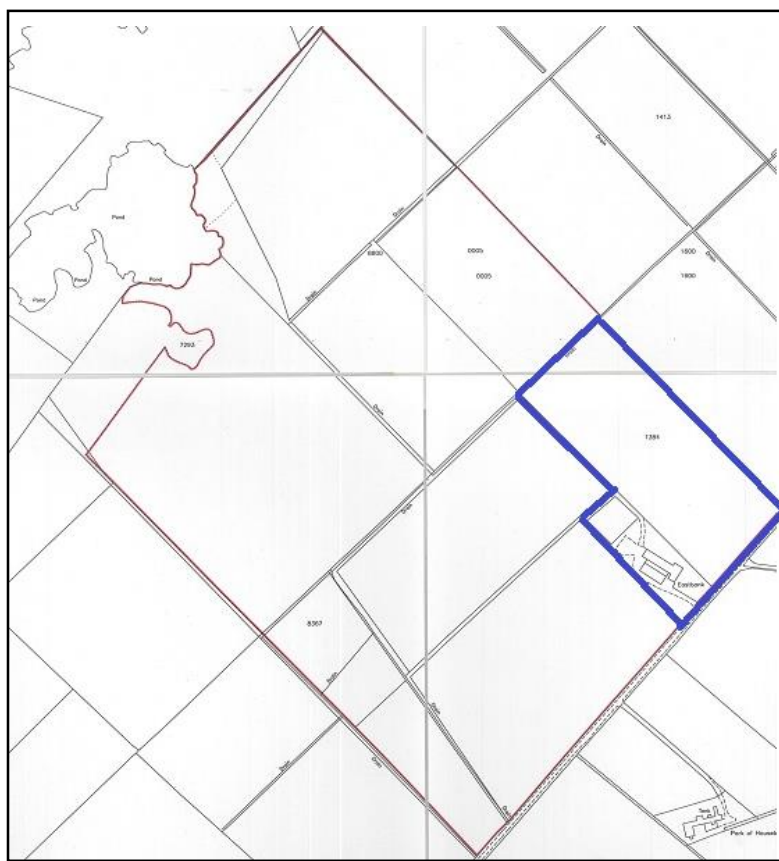


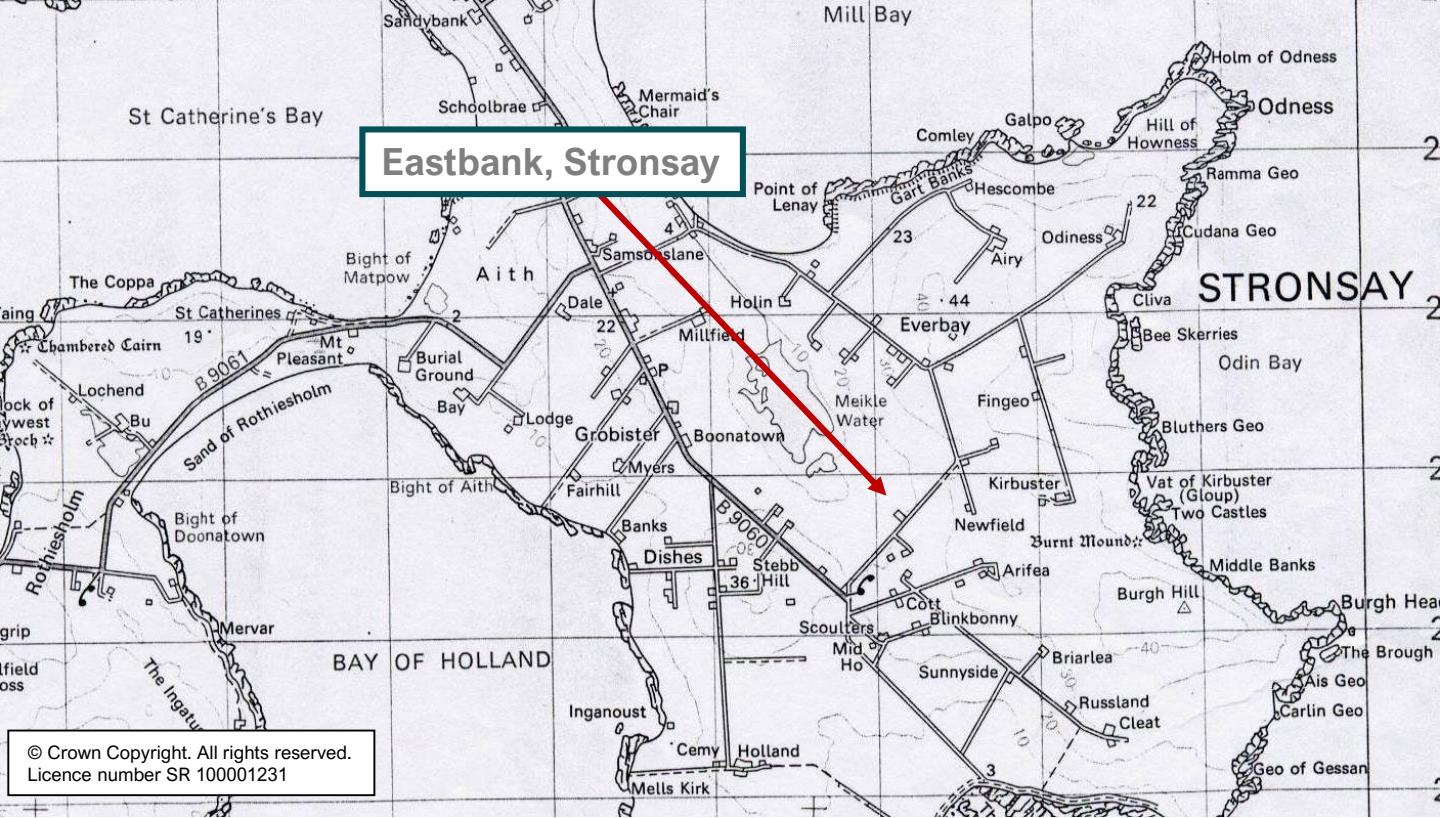
- Oil central heating with modern combi-boiler.
- UPVC framed double glazed windows.
- Dining area within kitchen.
- Master bedroom with en-suite which has a bath and walk-in shower.
- 2<sup>nd</sup> toilet.
- Utility room.
- Outbuildings adjacent to house.
- Land to grass.
- The 50 acres available by separate negotiation include an area of wetter ground.
- Entitlements are included in the sale price.



## LOCATION

Eastbank is situated on the island of Stronsay which is one of Orkney's outer north isles. The islands amenities include primary and secondary schools, a swimming pool, general store and a hotel. Stronsay is connected to the Orkney mainland by scheduled ferry and air services.





**SERVICES** – Mains water and electricity. Telephone.

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

**ENERGY PERFORMANCE RATING** – Band E (2009).

**ENTRY** – By arrangement.

**FIXTURES AND FITTINGS** – All floor coverings are included in the sale price.

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

**PRICE** – Offers over £135,000

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

**rightmove**   
find your happy

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

**ETCN**

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.