



**EASTBANK, STRONSAY
53.4 ACRES OR THEREBY
OFFERS OVER £180,000**



The farm and lands of Eastbank includes a two bedroomed farmhouse, range of outbuildings and land which extends to 53.4 acres or thereby which is mostly to grass and borders a small loch.

The Single Farm Payment of 20.95 units is included in the sale price

**House Accommodation: Living room • Kitchen • Utility room
2 Bedrooms (one with en-suite) • 2nd Toilet**

**Outbuildings: Workshop • Hay Shed • Byre
Outside Feeding Area • Midden**

Oil central heating • UPVC framed double glazed windows

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DIMENSIONS (approx.)

VESTIBULE

KITCHEN
13' x 13'

LIVING ROOM
15' X 12'

BEDROOM 1
12' x 10'

EN-SUITE
9'8" x 4'8"

BEDROOM 2
11' x 7'6"

TOILET
5'8" x 4'

UTILITY ROOM
14'6" x 11'

SECONDARY ENTRANCE
17' x 6'8"

OUTBUILDINGS

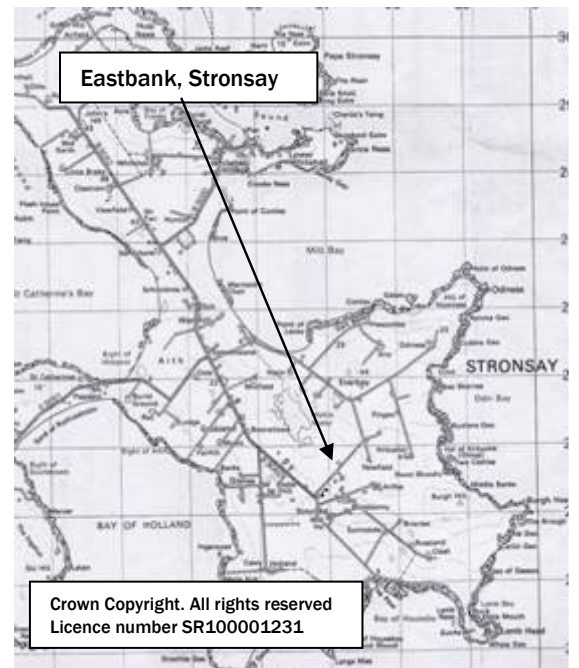
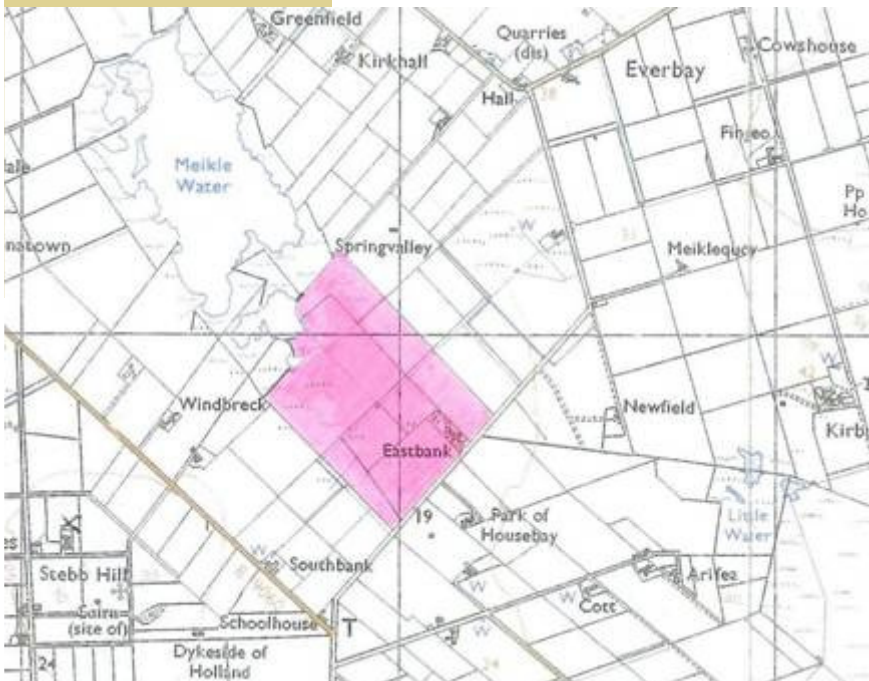
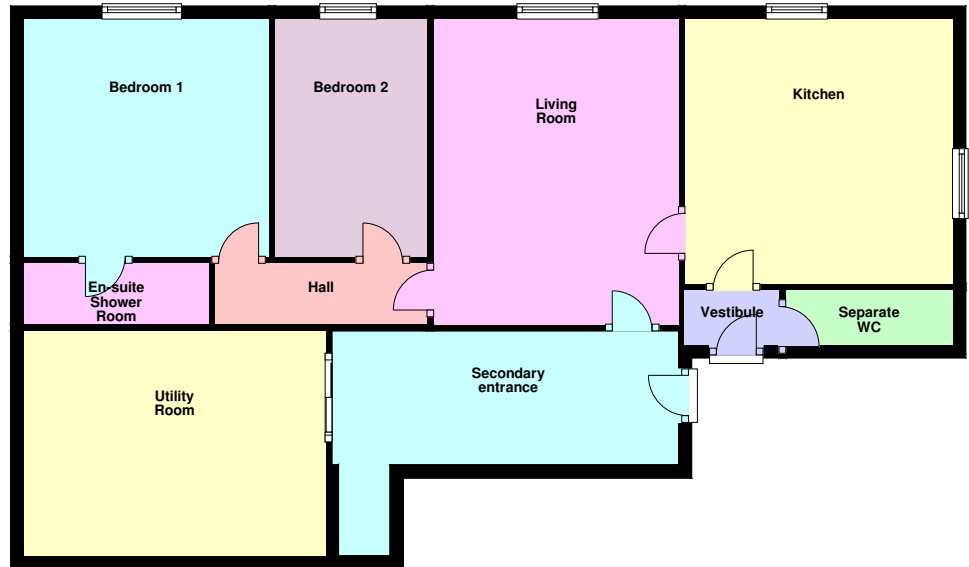
WORKSHOP - 30' x 30'

HAY SHED - 45' x 30'

BYRE - 100' x 30'

OUTSIDE FEEDING AREA –
75' x 12'

MIDDEN – 60' x 60'



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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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