

THE OLD MANSE & FORMER CHURCH, EGILSAY, KW17 2QD OFFERS OVER £140,000



The spacious 2-3 bedroom former manse and the adjacent former church stand in approximately 1 acre or thereby on the island of Egilsay. The former manse enjoys a beautiful panoramic view across the island to the sea with neighbouring islands in the distance.

The house has electric heating and velux and UPVC framed double glazed windows. There is a sun room to the front with an archway into the L-shaped living room. The solid fuel stove in the living room is non-functional. The bright kitchen has 3 windows and room for a dining table.

Also on the ground floor are the utility room, shower room, master bedroom (with spa bath in the en-suite) and a separate toilet. There are two sections of the first floor; one with the second bedroom and one with a lounge/bedroom 3.

The detached garage has lights and power points together with a storage loft and a greenhouse adjoins the front of the house. The garden includes a large patio, lawn, bushes and trees.

The former church has a large main room, with the pulpit still in place, together with a vestry. There is mains electricity to the former church.

The island of Egilsay is one of Orkney's inner north isles and is connected to the Orkney mainland by a scheduled ferry service. The island has a population of approximately 18 and its amenities include a Post office and Community Centre. There is a primary school on the neighbouring island of Rousay.

SERVICES - Mains electricity. Private water supply fitted with filters and ultra-violet light. Private septic tank.

COUNCIL TAX BAND – Band C. 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 D.

ENTRY – By arrangement.

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

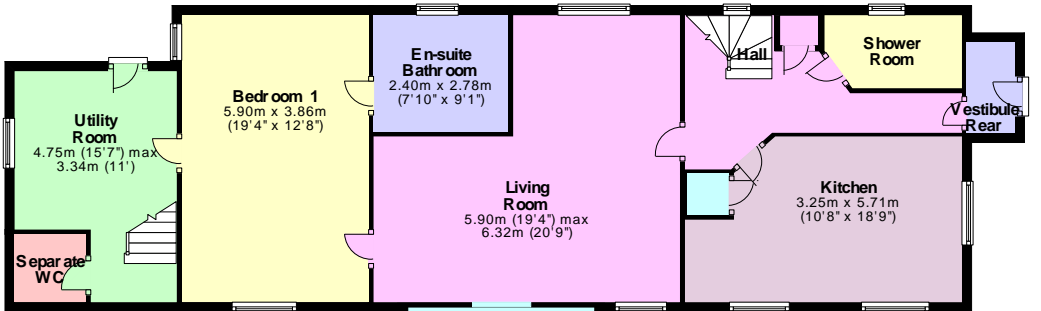
BURDENS – The owners of the Manse and former church are not permitted to bet, gamble or game in the property, or sell or keep for sale alcoholic liquor in or upon the property. The former church cannot be a meeting place or institution for any religious or quasi-religious denomination without first having specifically authorised permission by the Church of Scotland.

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

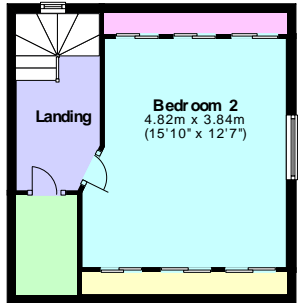
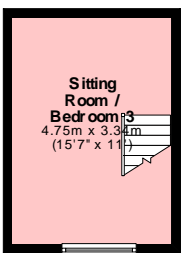
PRICE – Offers over £140,000
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



LIVING ROOM



GROUND FLOOR



FIRST FLOOR



SUN ROOM



BEDROOM 1



KITCHEN



FORMER CHURCH

