



Black Rock Cottage, extending to 1.4 acres or thereby,
Sanday, KW17 2BP

OFFERS OVER £100,000



Black Rock Cottage is a 2 bedroom dwelling with connecting rooms offering potential to extend the accommodation subject to the necessary planning consents. The open plan living room / kitchen has a solid fuel stove and wood lined walls and ceiling.

The property is set in a large garden, which may appeal to horse or livestock owners, and enjoys views across farmland to the sea.

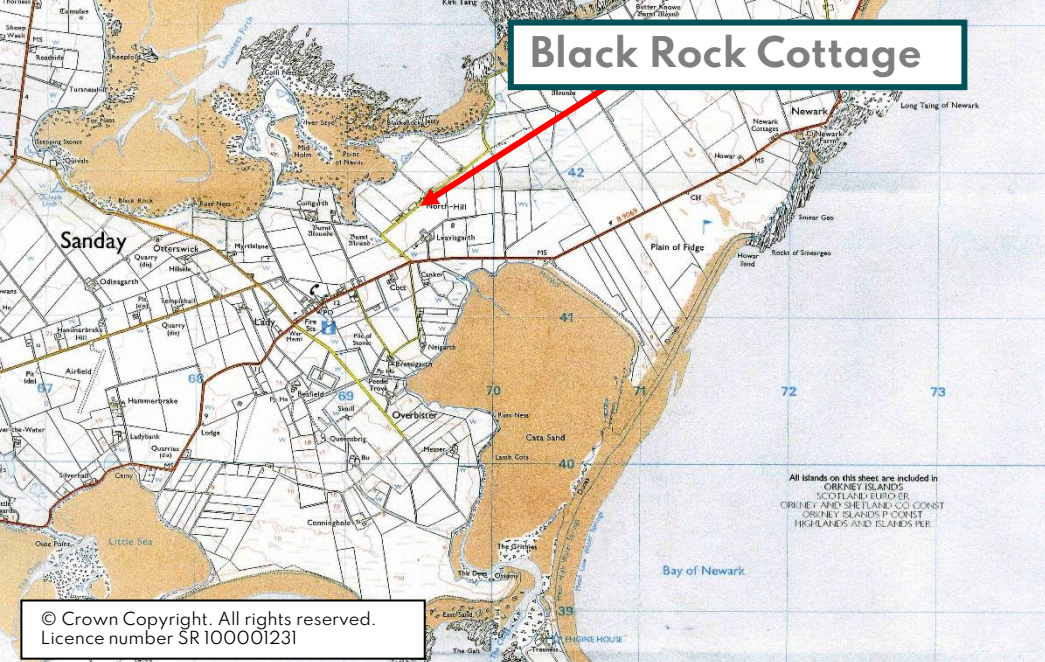
- Electric storage and panel heaters.
- uPVC framed double glazed windows.
- Open plan living room / kitchen with solid fuel stove.
- Bathroom with electric shower over bath.
- Office and hobby room adjoin cottage.
- Former byre may be accessed from hobby room.
- Store with power points and tap.
- Garden. Land extends to 1.4 acres or thereby.

LOCATION

Black Rock Cottage is situated on the picturesque island of Sanday where there is a primary and junior secondary school, shops and hotel.







SERVICES – Mains water and electricity services. 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 E.

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 £100,000.

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.

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.