



**Blakkbanks**, extending to 2.62 acres or thereby,  
Eday, KW17 2AA

**OFFERS OVER £165,000**





Blakkbanks is a charming well presented 2 bedroom detached cottage set in 2.62 acres with outbuildings and a hosted 5kw wind turbine. The property has been tastefully renovated and enjoys beautiful sea views towards the ferry terminal and the island of Sanday in the distance.

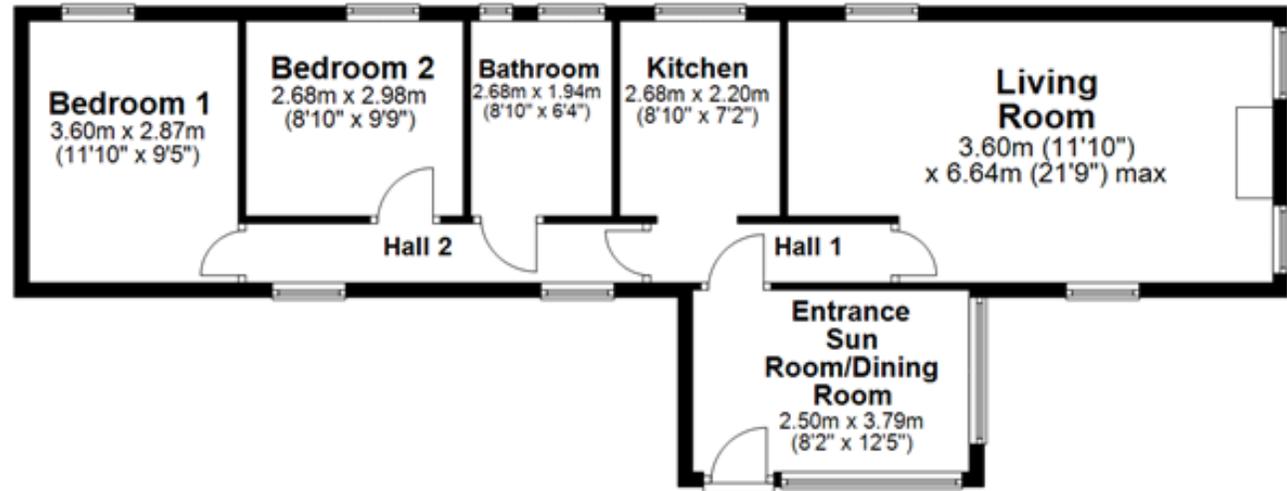
- UPVC framed double glazing.
- New electric heating.
- Stable style doors.
- Spacious dual aspect living room with multi fuel stove set on a slate hearth.
- Kitchen with integral appliances.
- Sun room/dining room.
- Recently upgraded bathroom with WC, WHB set in vanity unit, corner bath and separate shower enclosure.
- 2 bedrooms.
- Field to side with hosted 5kw wind turbine which when excess energy is generated provides free heat to a heater in the hallway.
- Garden laid to lawn. Rough grass area.
- Large driveway.
- Garage with wooden doors.
- Various outbuildings including a potting shed.
- Beautiful sea views towards the ferry terminal and Sanday.

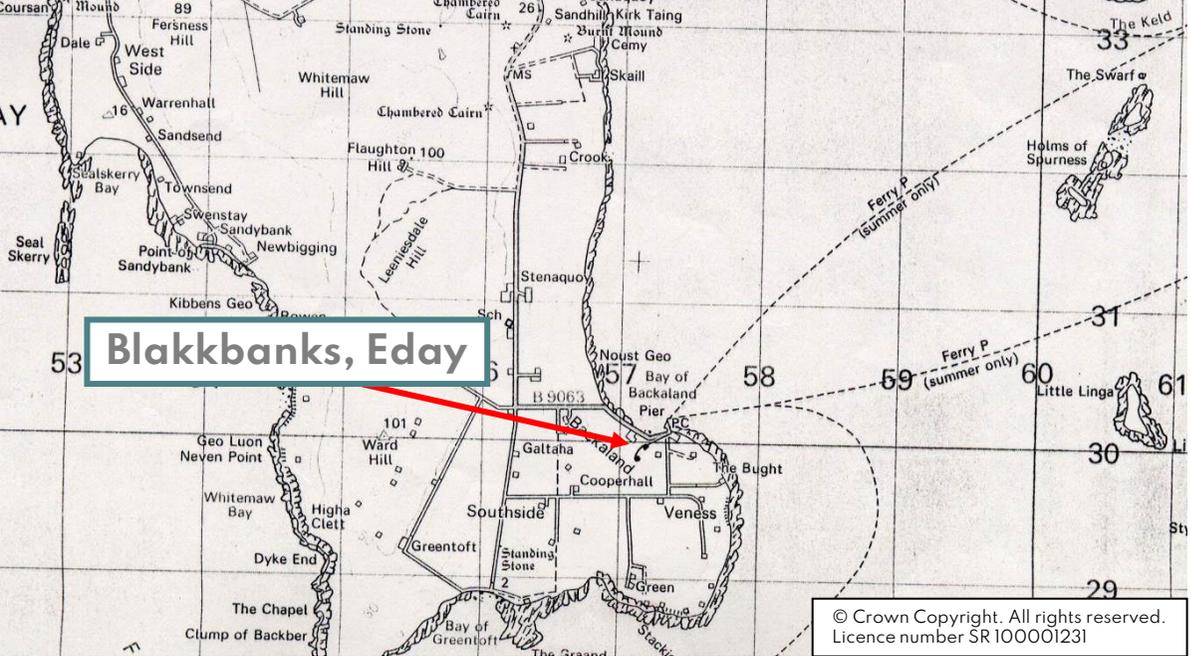
## LOCATION

Blakkbanks is situated close to the ferry terminal which connects the island with Orkney mainland by scheduled daily sailings. There are also flights to Orkney mainland. Eday is one of Orkney's outer isles and has a primary school, doctor's surgery and general store with post office.









**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 F.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings and white goods including the LG washing machine, Liebherr freezer and Electriq fridge/freezer are included in the sale price. Some items of furniture may be available by separate negotiation.

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

**PRICE** – Offers Over £165,000.

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

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**EJT**

- 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.
  - No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.