



Allendale Croft, Eday

KW17 2AB

OFFERS OVER £315,000





Allendale is a spacious well presented 5 bedroom detached bungalow with beautiful sea views towards the Calf of Eday and Sanday from its elevated position.

The modern property has neutral décor throughout and provides the perfect space for a family inside and out.

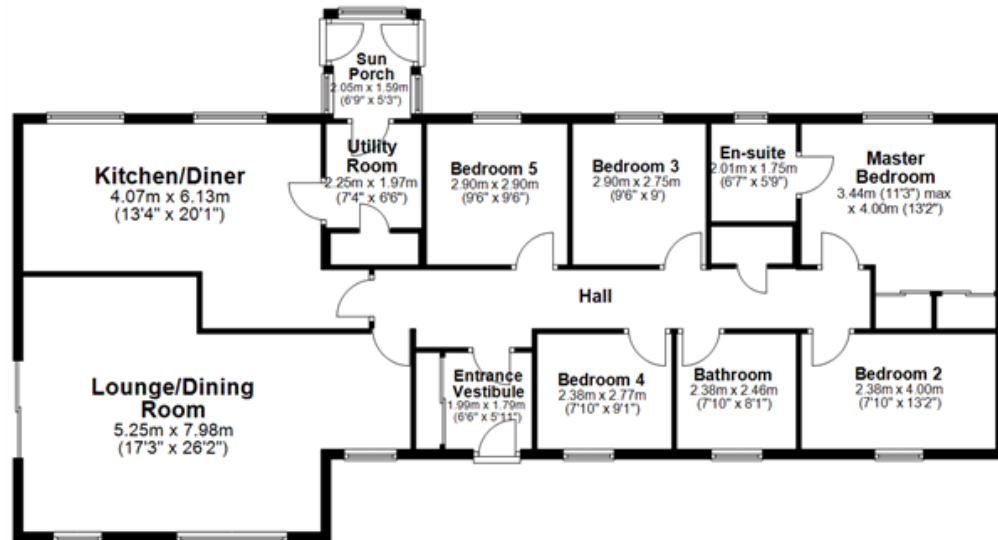
Outside there is a garage, garden sheds and enclosed garden with a patio, pond and lawn to the front.

- Oil fired central heating
- Solar panels which heat the domestic hot water in the bathroom and en-suite
- UPVC framed double glazed windows
- Large lounge/dining room with patio doors to decked balcony with sea views
- Kitchen/diner with gas range cooker
- Utility room with washer and dryer
- Bathroom with corner bath
- Master bedroom with en-suite and built in wardrobes
- Garage
- Potting shed
- Enclosed garden with patio and pond
- Decked area to front and side

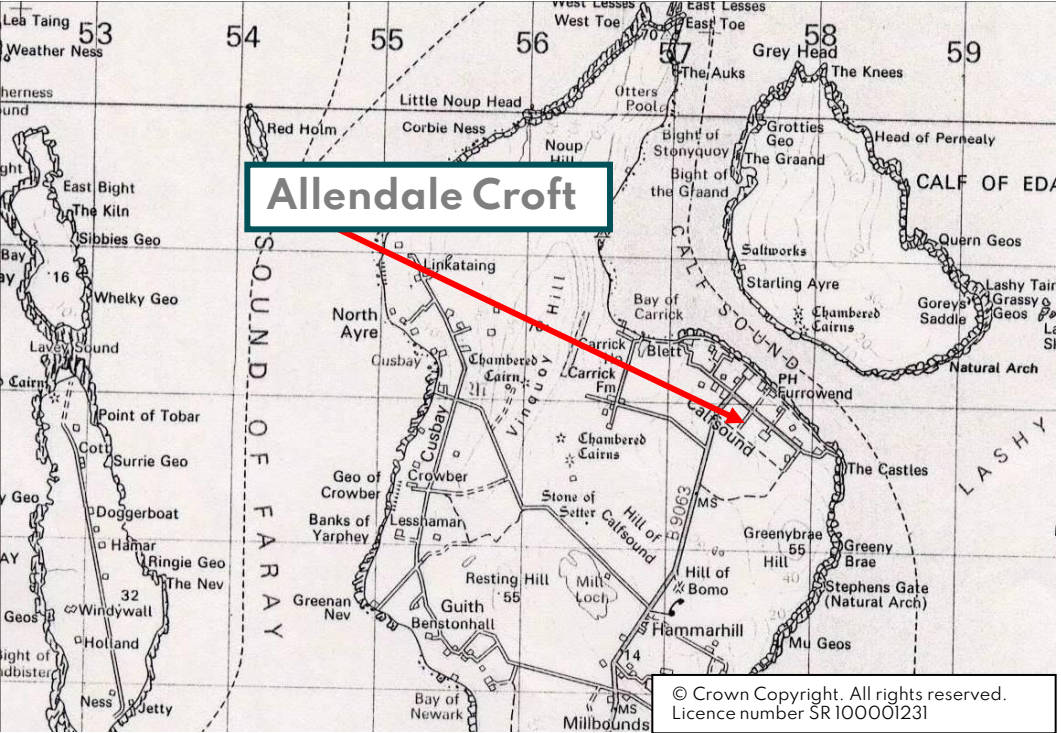
LOCATION

Allendale is situated on the island of Eday with views to the Calf of Eday and towards Sanday. Eday is one of Orkney's outer isles and has a primary school, doctor's surgery and general store with post office. There are daily ferry services and flights to Orkney mainland.









SERVICES – Mains electricity. Borehole water supply. Telephone. 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 C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains, blinds and white goods are included in the sale price.

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

PRICE – Offers Over £315,000

Further enquires 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.