



Grugar,
Egilsay, KW17 2QD

OFFERS OVER £65,000





Grugar is an uninhabitable dwellinghouse together with a barn and several roofless outbuildings. The stone-built cottage enjoys a beautiful panoramic view across farmland to the sea with the neighbouring islands in the distance.

The dwelling requires extensive renovation and interested parties should consult the O.I.C. Planning Department for their guidance on planning matters.

The garden extends to 0.5 acres or thereby and includes a partial walled garden to the rear of the dwelling.

- Dwellinghouse presently sub-divided into living room, kitchen, store and 3 bedrooms
- Barn and roofless outbuildings require attention
- Shared access track (not suitable for vehicles)
- New driveway required

LOCATION

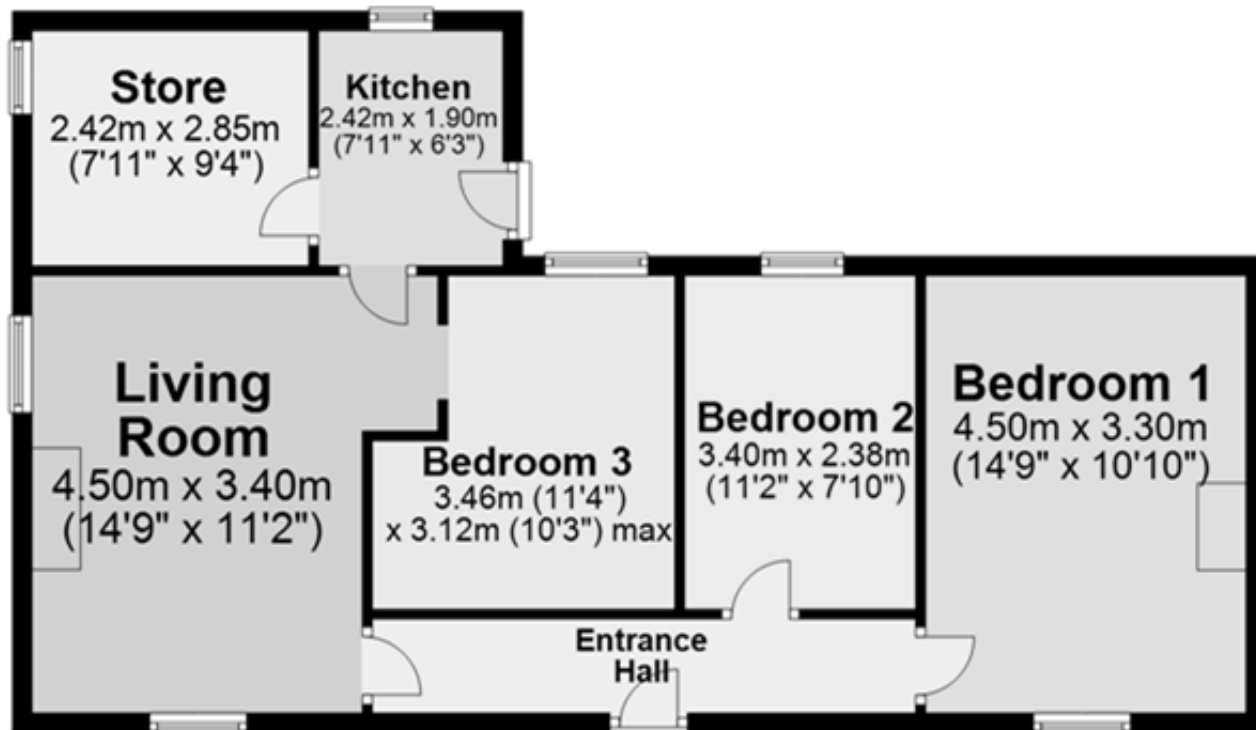
Egilsay is one of Orkney's inner north isles, which is home to around 25 people. It has beautiful beaches, an abundance of wildlife and is connected to the Orkney mainland by a scheduled ferry service.



Living Room



Kitchen





Barn



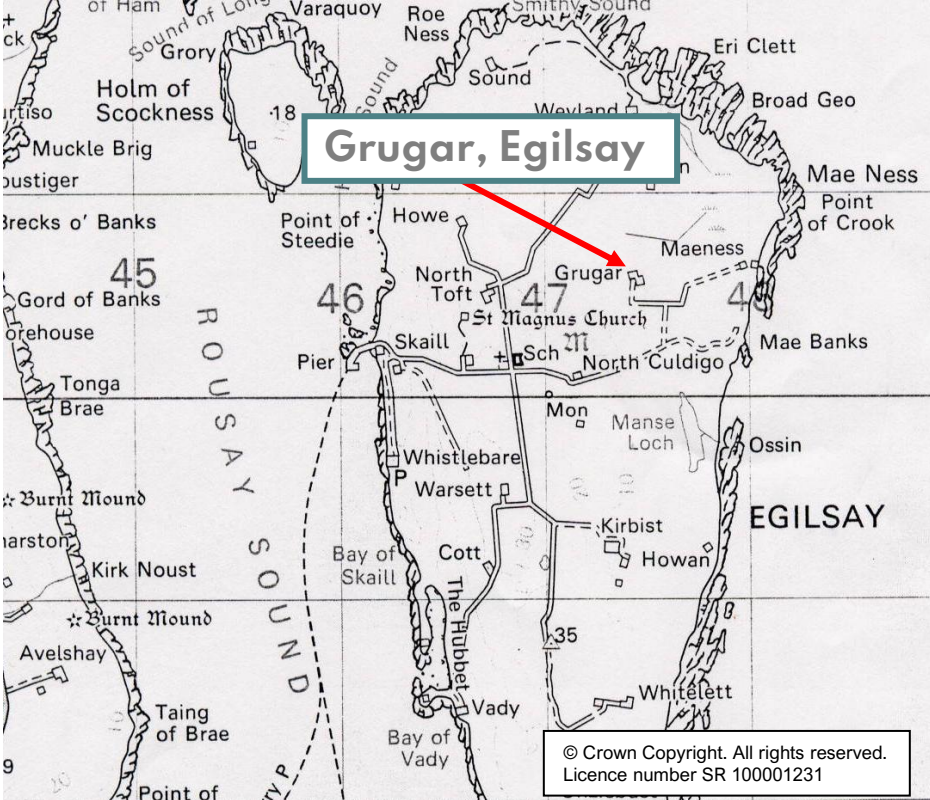
Land Plan



Barn Interior



Ruinous Outbuilding



SERVICES – Mains electricity supply.

ENTRY – By arrangement.

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

PRICE – Offers Over £65,000

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

Lows Solicitors – Estate Agents
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 T: 01856 873151
 W: www.lowsorkney.co.uk

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.