



# The Noust

(extending to 2.25 acres or thereby)



Eday, KW17 2AA

 3 Bed

 1 Shower

 2 Public



## TAKE A LOOK INSIDE

The Noust is a spacious and well-lit three-bedroom layout designed for comfortable living. The bungalow features a generous living area, a practical kitchen, and ample storage throughout. Its hosted wind turbine provides free electricity when generating, adding a sustainable touch to this peaceful rural home.

## KEY FEATURES

- Spacious three bedroom bungalow.
- Mostly uPVC double glazed windows.
- Oil central heating.
- Large living room with decorative beamed ceiling.
- Kitchen open plan with dining area.
- Large spacious garage with w.c..
- Island primary school a short drive away.
- Close to islands ferry terminal.
- Hosted wind turbine.



Offer in the Region of £180,000

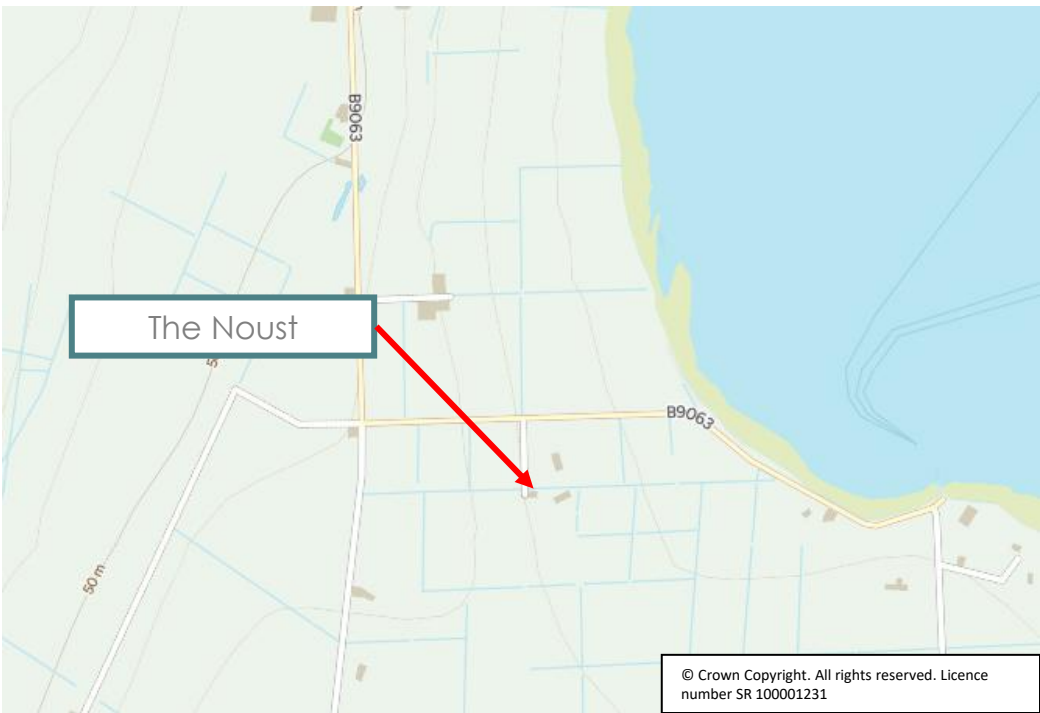
Inside, the home features a large conservatory with glazed double doors leading into the spacious living room. The living room, dining area and kitchen have decorative beamed ceilings. The dual aspect dining area is open plan with the kitchen which has fitted base and wall cupboards together with a dual fuel range cooker and plumbing for a dishwasher. The utility room, with plumbing for a washing machine, is off the kitchen. The shower room has an electric shower. Bedrooms 1 and 2 both have a built-in wardrobe.

Outside, the property features a spacious garage with W.C.. There is a large, stone chip covered parking area and to one side of the house there is a fenced paddock. The field, extends to 1.88 acres or thereby and houses a wooden shed and the hosted turbine.

#### EXTRAS

The floor coverings, cooker and fridge are included in the sale price. The furniture is available by separate negotiation.





## LOCATION

The Noust is conveniently situated between the ferry terminal and primary school at the south end of picturesque island of Eday. There is also a cooperative shop, medical practice and airport on the island.

/// What3words : ///shelf.documents.flesh

Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors — all under one roof.

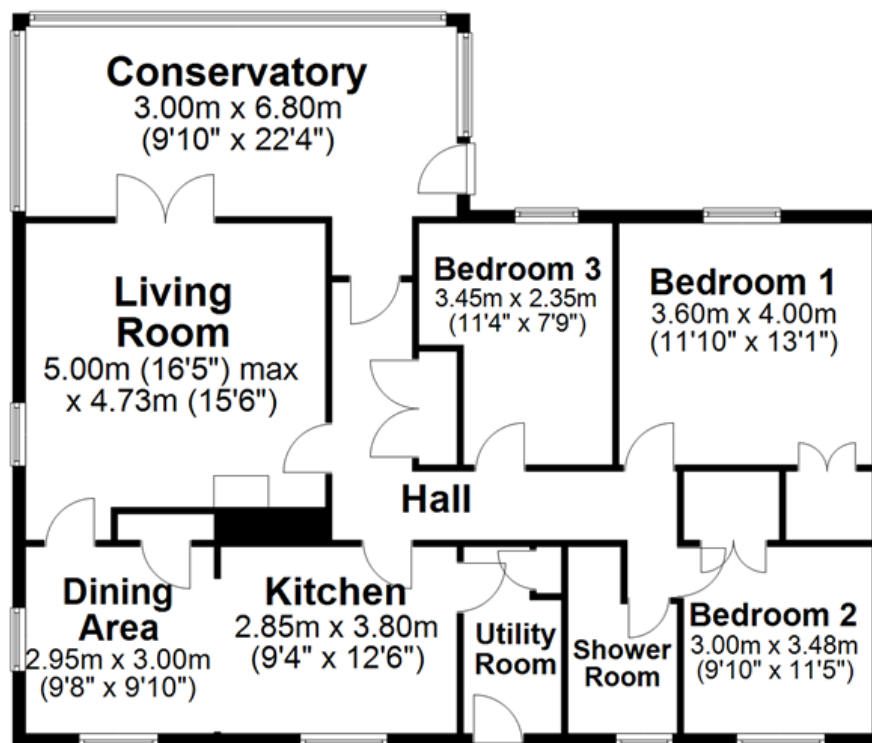


Viewing

For an appointment to view please contact Lows on 01856 873151 or [enquiries@lowsorkney.co.uk](mailto:enquiries@lowsorkney.co.uk)



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



Total area: approx. 129.9 sq. metres (1397.8 sq. feet)

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 4mbps Mobile Network – EE, Vodafone, o2, Three	Band C	Band C	Flexible