



# Nesscott



Sanday, KW17 2BJ

 3 Bed

 1 Bath

 1 Public



#### KEY FEATURES

- Spacious 3 bedroom bungalow
- uPVC doors and windows
- Neutral décor throughout
- Large garden area to side and rear
- Private driveway
- School catchment area for Sanday Primary School and Sanday Junior High School

Offers Over £160,000

Nesscott is a well-presented 3-bedroom detached bungalow located in a peaceful rural setting within the small village of Kettletoft on the island of Sanday, Orkney. Offering spacious accommodation on one level, this property provides an ideal opportunity for those seeking a comfortable home in a quiet island community. The accommodation comprises a bright and generous living room with feature fireplace, a well-proportioned kitchen with direct access to the rear garden, and a family bathroom fitted with a bath and overhead electric shower. All three bedrooms benefit from built-in wardrobe storage, providing practical space for family living or guests. The property features UPVC double-glazed windows and doors throughout, ensuring excellent insulation and low maintenance. Heating is provided by electric storage heaters and panel heaters.

Externally, Nesscott enjoys a large garden surrounding the property, offering ample outdoor space for gardening or simply enjoying the peaceful surroundings. A driveway provides convenient off-road parking.

/// What3words : ///mountains.confident.visits

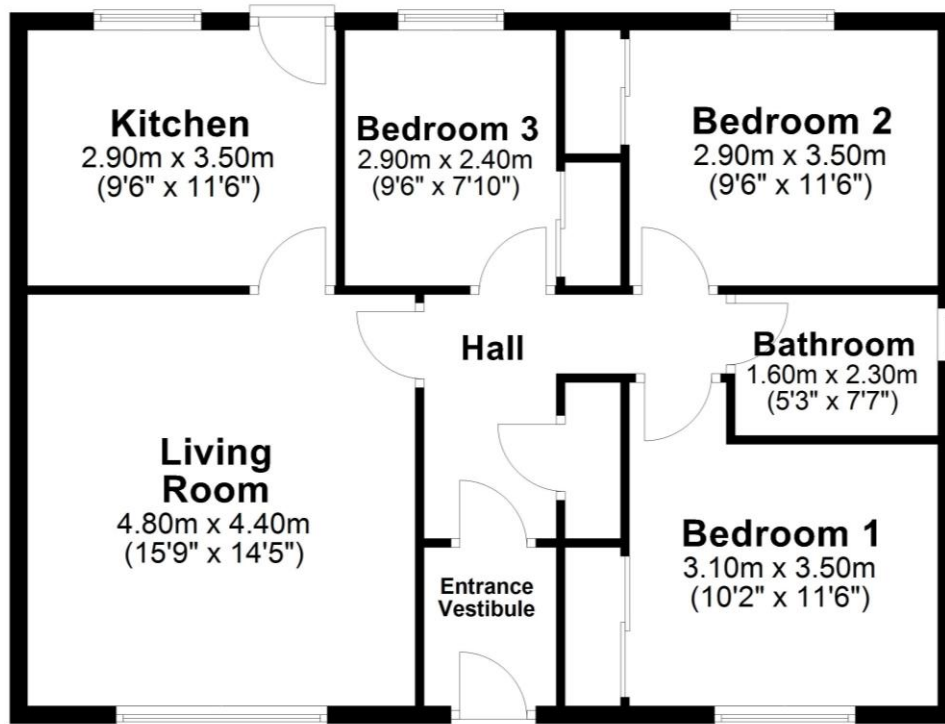
#### EXTRAS

All floor & window coverings are included in the sale price.



## Ground Floor

Approx. 80.2 sq. metres (863.1 sq. feet)



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 7Mbps Mobile Network – EE, Vodafone, o2	B	D	Flexible



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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.