



Burnside (extending to 7 acres or thereby)



Eday, KW17 2AB

 1 Bed

 1 Shower

 1 Public



TAKE A LOOK INSIDE

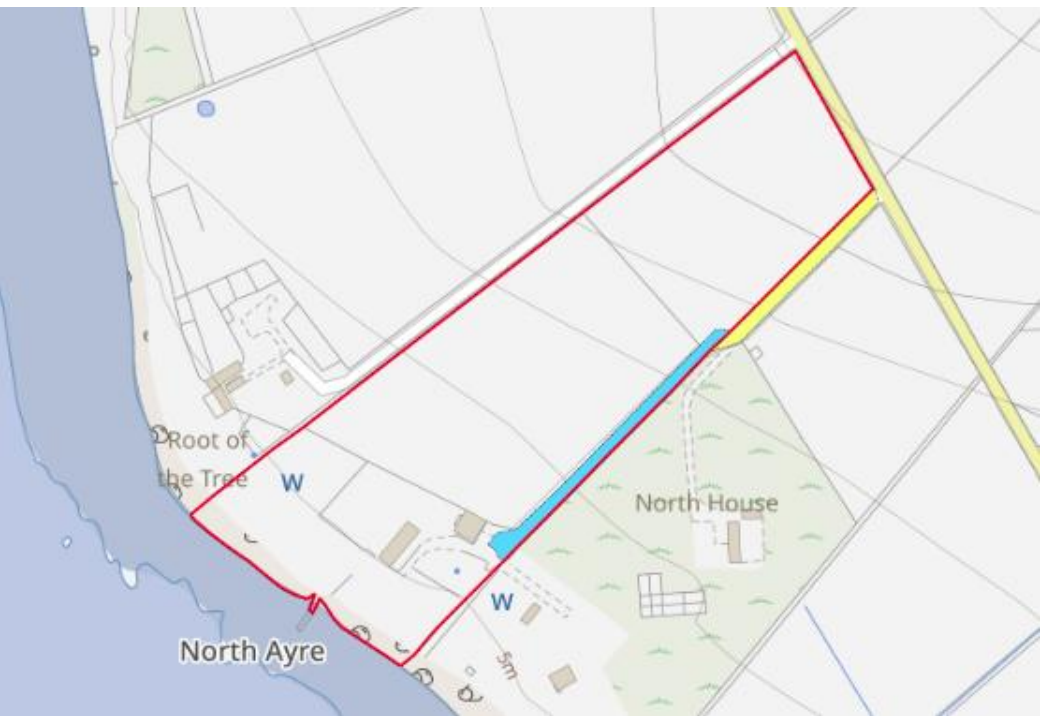
Burnside is a registered croft containing a spacious one bedroom dwelling requiring modernisation and redevelopment.

KEY FEATURES

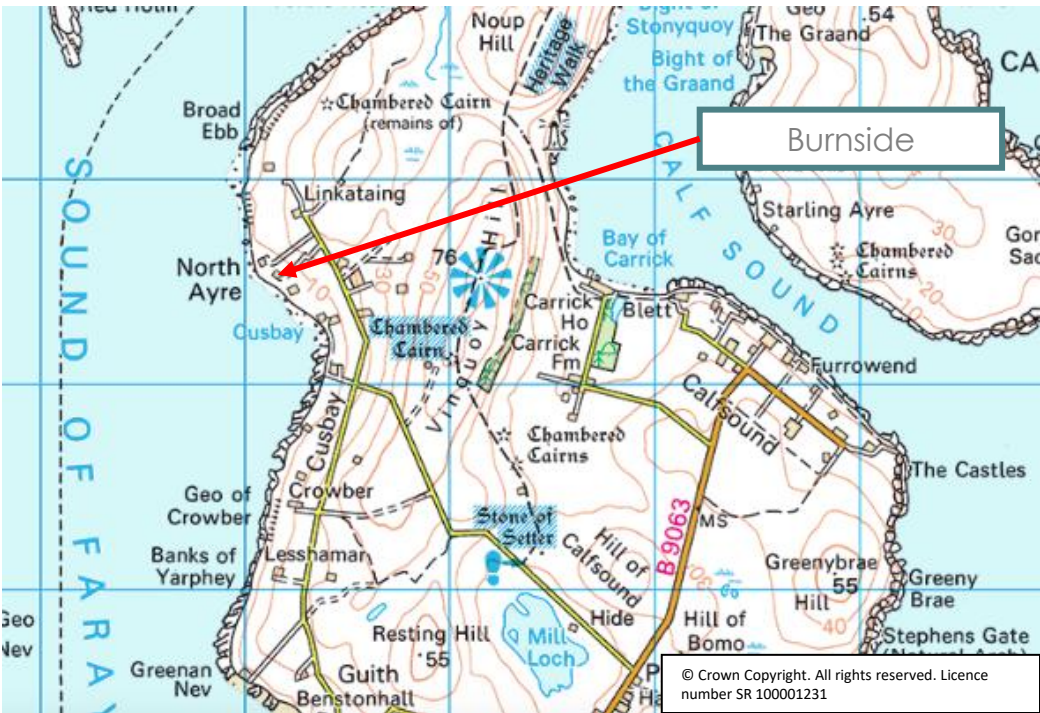
- Owner occupied croft O0044
- Mostly uPVC double glazed windows
- Electric storage heaters
- Dual aspect living room
- Wet room style shower room
- Spacious bedroom
- Utility room & porches require attention
- Fenced field
- Garden extends to foreshore
- Enjoys beautiful panoramic sea views

LOCATION

Burnside is situated on the picturesque island of Eday where there is a cooperative shop, medical practice and primary school. The island is connected to the Orkney mainland via scheduled ferry and air services.



Offers Over £60,000
(£15,000 less than Home Report valuation)



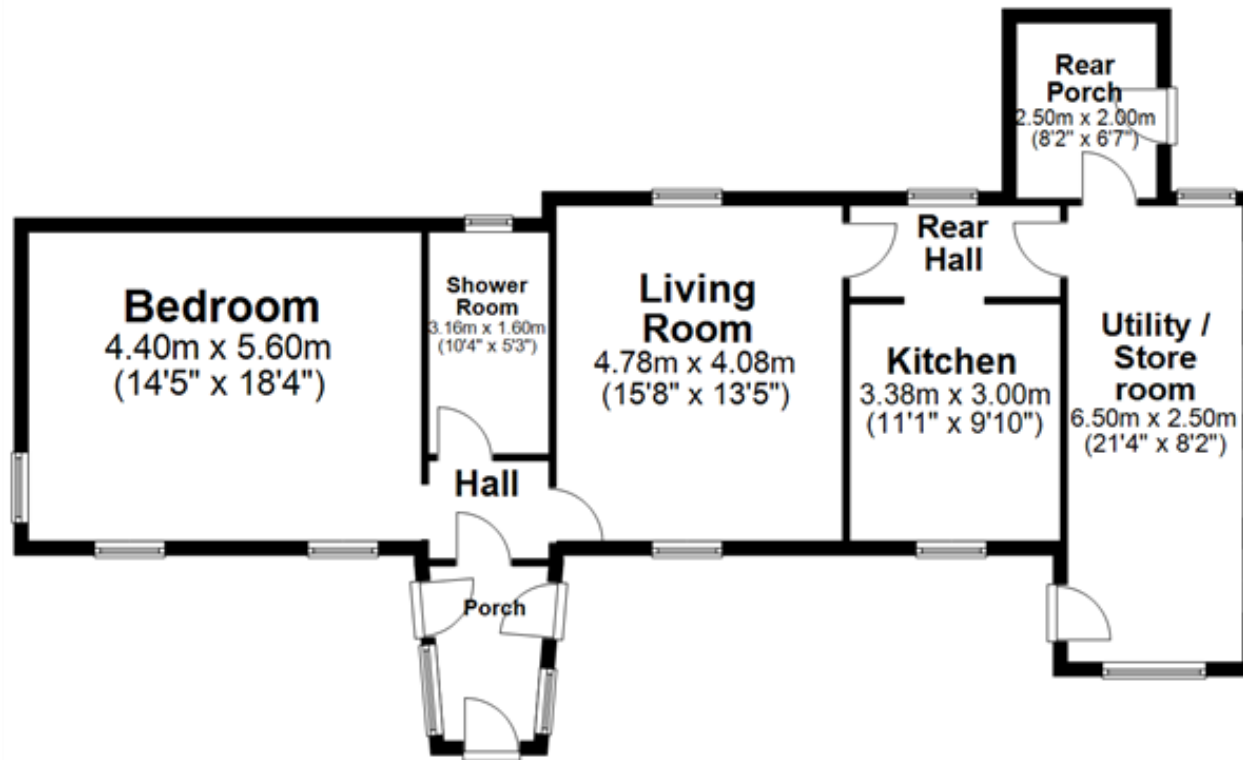
A prospective purchaser should note that this croft land is regulated by the Crofting Commission. This means that the successful purchaser/assignee is agreeing to abide by certain duties with regard to the croft land. These duties are:

- A duty to be ordinarily resident on, or within 32km (20 miles) of your croft.
- A duty to cultivate and maintain your croft or put it to another purposeful use.
- A duty not to misuse or neglect your croft.

In addition, there is a legal requirement to return an Annual Notice to the Crofting Commission each year, confirming whether or not you adhere to these duties. Failure to return this notice is a criminal offence, and if as a result of this, any failure to meet the duties is discovered, you could lose the croft or the right to use it. Further information on being a crofter can be found at www.crofting.scotland.gov.uk

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Ground Floor
Approx. 93.3 sq. metres (1003.8 sq. feet)



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



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

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 6Mbps Mobile Network – EE, Vodafone, o2	Band A	Band F	Flexible

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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.