



Rose Cottage,

Lady, Sanday, KW17 2BW

 **LOWS**

 3 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Rose Cottage is a spacious 3 bedroom detached dwelling situated in the village of Lady on the island of Sanday.

The property benefits from oil central heating and uPVC double glazing.

There are beautiful sea views over Cata Sands to the front and Otters Wick to the rear.

The living room and kitchen/diner have vaulted ceilings with exposed beams and there is a stove in the living room.

Outside there is a large driveway and a garden laid to lawn which is perfect for a BBQ and watching the sunset.

KEY FEATURES

- Oil central heating
- Stove in living room
- UPVC framed double glazed windows
- Kitchen/diner with utility area
- Vaulted ceilings in living room and kitchen/diner with exposed beams
- Bathroom with electric shower above bath
- Built in wardrobes in all three bedrooms
- Large driveway with parking for several vehicles
- Garden to front and rear to lawn
- Close to local amenities



Offers Over £145,000

Situated in the peaceful village of Lady on the island of Sanday, Rose Cottage is a spacious three-bedroom detached dwelling enjoying beautiful sea views across Cata Sands to the front and towards Otters Wick behind, providing an ever-changing coastal backdrop.

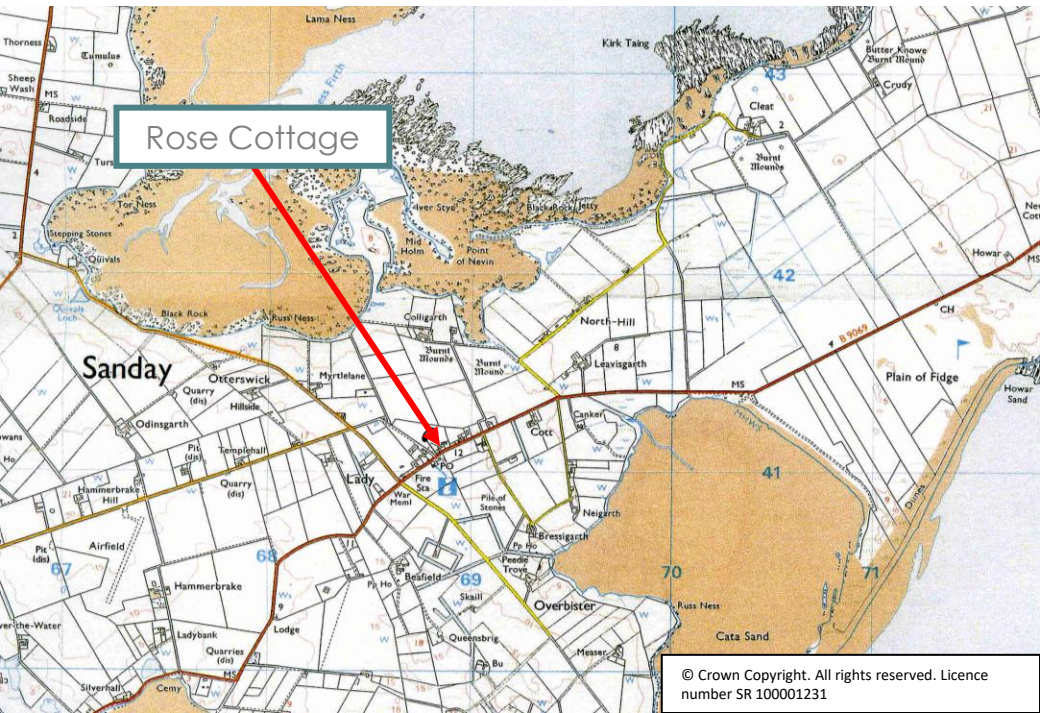
The accommodation offers comfortable living space and benefits from oil central heating together with uPVC double glazed windows. The welcoming living room features a stove, creating a cosy focal point, while both the living room and kitchen/diner boast attractive vaulted ceilings with exposed beams, enhancing the sense of space and character within the home.

Externally, Rose Cottage enjoys a large driveway providing parking for several vehicles along with gardens to the front and rear laid mainly to lawn, offering outdoor space to relax, enjoy a BBQ while taking in the surrounding coastal views and sun sets.

EXTRAS

Floor coverings, curtains, blinds and garden shed are included in the sale price. Items of furniture and white goods may be available by separate negotiation.





LOCATION

Rose Cottage is situated in Lady village on the island of Sanday which is one of Orkney's outer north isles. Local amenities include a primary and junior secondary school, general stores, post office, doctor's surgery, Heritage Centre, cafes and hotels. There are beautiful beaches and points of natural history.

/// What3words : ///books.cheek.shifts



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.

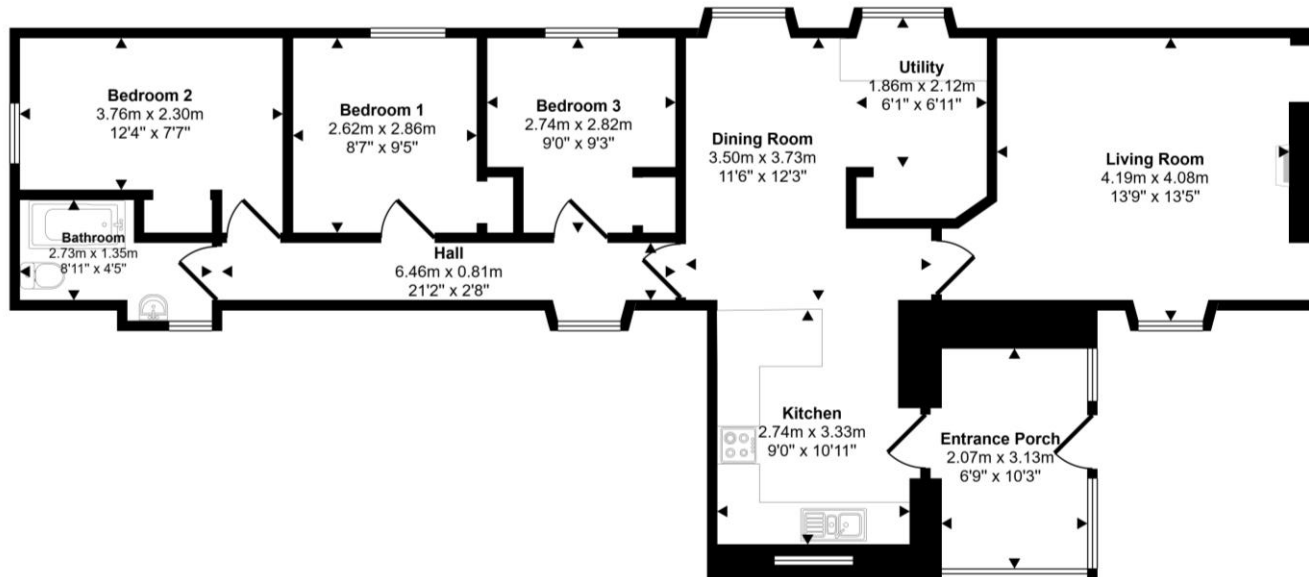


Viewing

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 Mains drainage Broadband Speed – 1800Mbps Mobile Network – Vodafone, EE, O2 & 3	B	D	Flexible