



South Linkertaing

(extends to 22.56 acres or thereby)



LOW'S

Eday, KW17 2AB



2 Bed



1 Bath



1 Public



TAKE A LOOK INSIDE

South Linkertaing offers a rare opportunity to acquire a traditional two-bedroom farmhouse set within an expansive 22.56 acres or thereby of crofted land, complete with foreshore rights and a substantial range of outbuildings. Positioned on the western side of Eday, the property enjoys magnificent, far-reaching sea views and a sense of tranquillity that defines the island's rural character.

The land itself extends to 22.56 acres or thereby of crofted ground, lying predominantly to the south and west of the property. It comprises a mix of grazing land and natural terrain, bordered by traditional stone dykes and open fields. The inclusion of foreshore adds to the appeal, providing direct access to the coastline and enhancing the property's connection to its unique island setting.

KEY FEATURES

- 2-bedroom farmhouse with outbuildings including a large general-purpose shed
- Oil central heating
- uPVC double glazed windows
- Stunning sea views
- Extends to 22.56 acres or thereby plus foreshore
- Dwelling house and steading sits on de-crofted land, all other land is crofted
- School catchment area for Eday Primary and Kirkwall Grammar School

EXTRAS

All outbuildings and general purpose shed are included in the sale price.

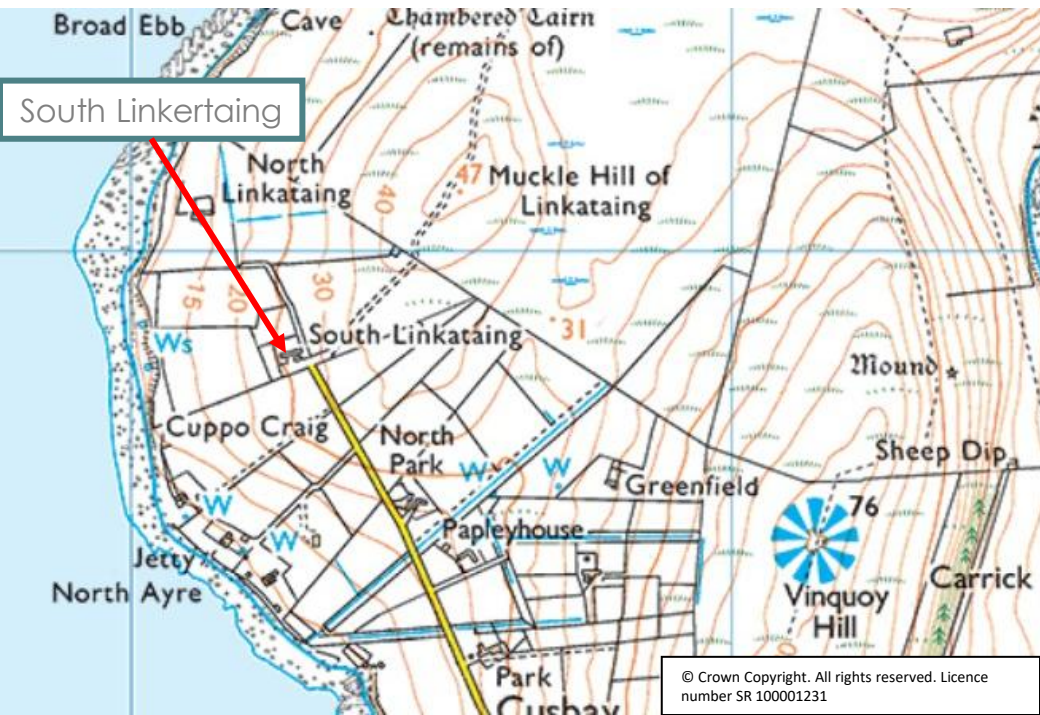
Fixed Price £160,000
(£20,000 less than Home Report Valuation)

The farmhouse provides well-proportioned accommodation with charming traditional features and excellent scope for modernisation. The living room is a generous and welcoming space. A bottled gas-fuelled feature fire set against an exposed stone wall adds warmth and a touch of heritage. The kitchen is fitted with a range of modern cabinets and includes an integrated oven, hob and extractor, with a window overlooking the surrounding land.

Two double bedrooms offer comfortable accommodation, one of which benefits from a built-in wardrobe. The shower room is efficiently arranged and fitted with a corner shower, WC and vanity storage.

Surrounding the farmhouse is an extensive collection of outbuildings, each offering significant versatility. These include traditional stone structures suited to workshops, storage or livestock housing, along with a large steel-framed agricultural shed ideal for machinery or equipment. Together, the buildings offer a wealth of opportunities for agricultural use, diversification projects or lifestyle ventures.





LOCATION

South Linkertaing is set in a peaceful rural position on the island of Eday, one of Orkney's beautiful North Isles. The area is known for its wide-open landscapes, dramatic coastline and abundant wildlife, offering a wonderfully tranquil setting with uninterrupted sea views. Despite its quiet atmosphere, Eday provides essential amenities including a primary school, local shop and regular ferry and air links to the Orkney mainland. The property enjoys a scenic west-facing location, surrounded by open fields and traditional stone dykes, making it an ideal base for those seeking a relaxed island lifestyle with convenient connections to wider Orkney.



The area shaded in **blue** has been de-crofted.
The remaining area outlined in **red** is crofted land.

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

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.

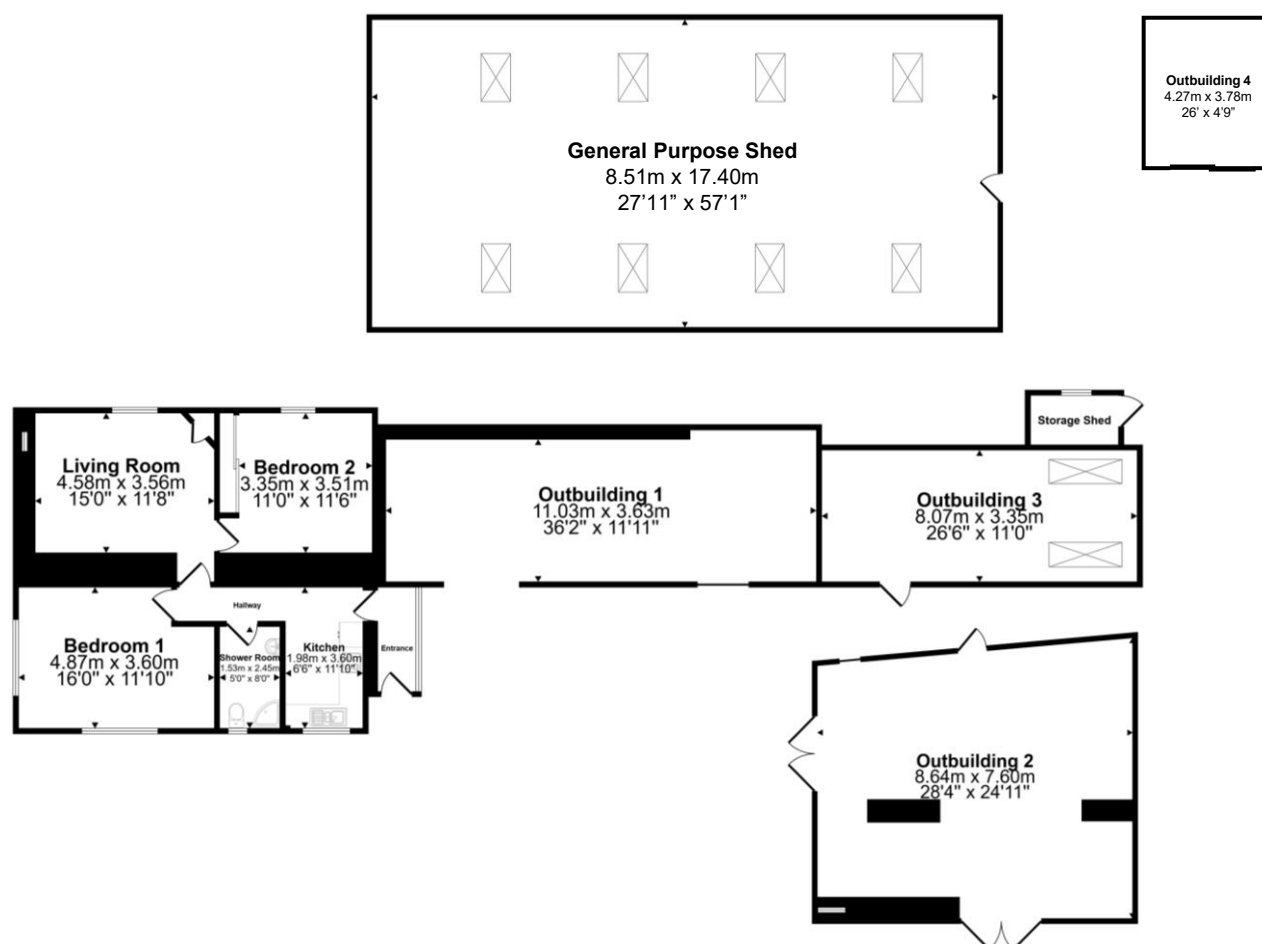


Viewing

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 – 1800Mbps Mobile Network – Vodafone, EE, O2, 3	Band A	Band E	Flexible

www.lowsorkney.co.uk

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.