



Brimbanks



Eday, KW17 2AA

 2 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Brimbanks is a spacious and well-presented 2 bedroom detached dwelling which benefits from a large kitchen/diner, living room with gas stove and beautiful sea views, an entrance porch that doubles as a utility room and a bathroom with shower over the bath. Outside there is a large workshop, stables and 8.05 acres or thereby.

KEY FEATURES

- Air to water radiators
- UPVC double glazing
- 2 bedrooms
- Bright living room with stunning sea views
- Spacious kitchen/diner and separate utility room
- Bathroom with shower over the bath
- All furniture is included in the sale
- Workshop and stables
- 8.05 acres or thereby
- Eday Primary School and Kirkwall Grammar School catchment area

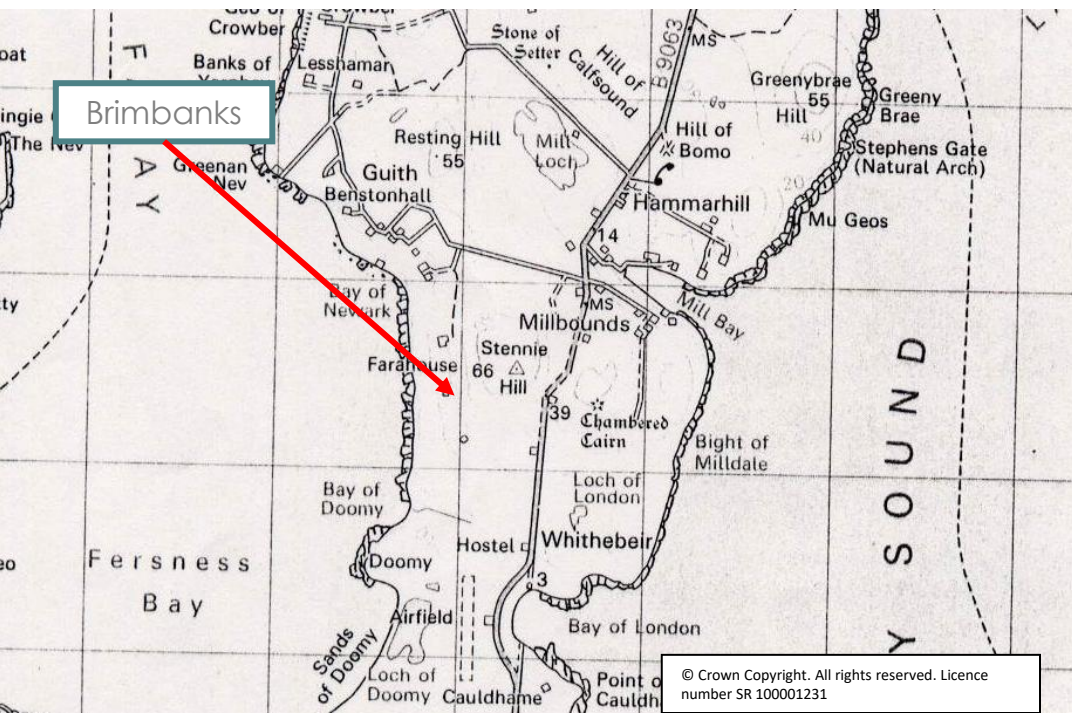
Offers Over £190,000

Set within approximately 4.8 acres on the island of Eday, Brimbanks is a charming and versatile property that enjoys truly breathtaking panoramic sea views. The accommodation is thoughtfully arranged, featuring two bedrooms and a bathroom fitted with a shower over the bath. At the heart of the home lies a spacious dining kitchen, beautifully illuminated by two windows that perfectly frame the surrounding coastal scenery. The cosy living room, complete with a gas stove set within a traditional fireplace, offers a warm and inviting retreat, with the original chimney still in place for those wishing to install a log burner or open fire. It benefits from triple-aspect windows and patio doors opening directly onto the garden, seamlessly blending indoor and outdoor living while maximising the stunning outlook. The entrance porch conveniently doubles as a utility area, adding practicality to the home. Externally, the property is further enhanced by a substantial workshop and stables, making it an ideal choice for those seeking a rural lifestyle with equestrian or hobby farming potential.

EXTRAS

Floor and window coverings and all furniture are included in the sale price.





LOCATION

Brimbanks 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.

Eday has a primary school, doctor's surgery and general store with post office. There are daily ferry services and flights to Orkney mainland.

/// What3words : ///unions.sway.carry



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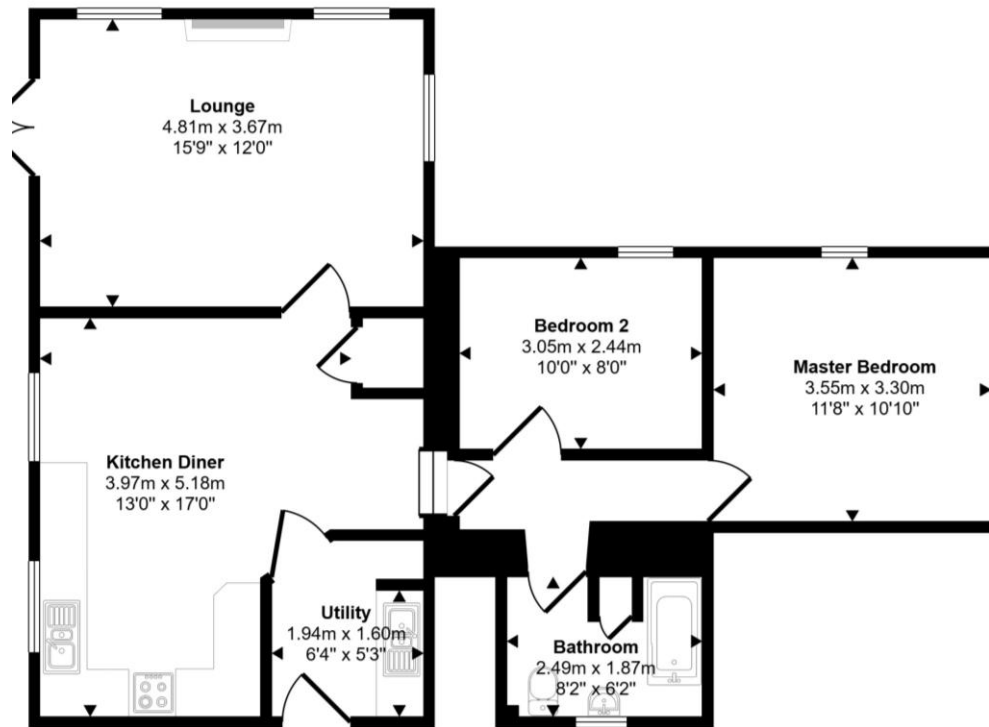


Viewing

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.



Floorplan
Approx 75 sq m / 802 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Private Water (Borehole) Mains Electricity Private Septic Tank Broadband Speed – 1800 Mbps Mobile Network – EE, Three	Band B	Band D	Flexible