Brimbanks

LOWS

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
- Workshop and stables
- 8.05 acres or thereby
- Eday Primary School and Kirkwall Grammar School catchment area

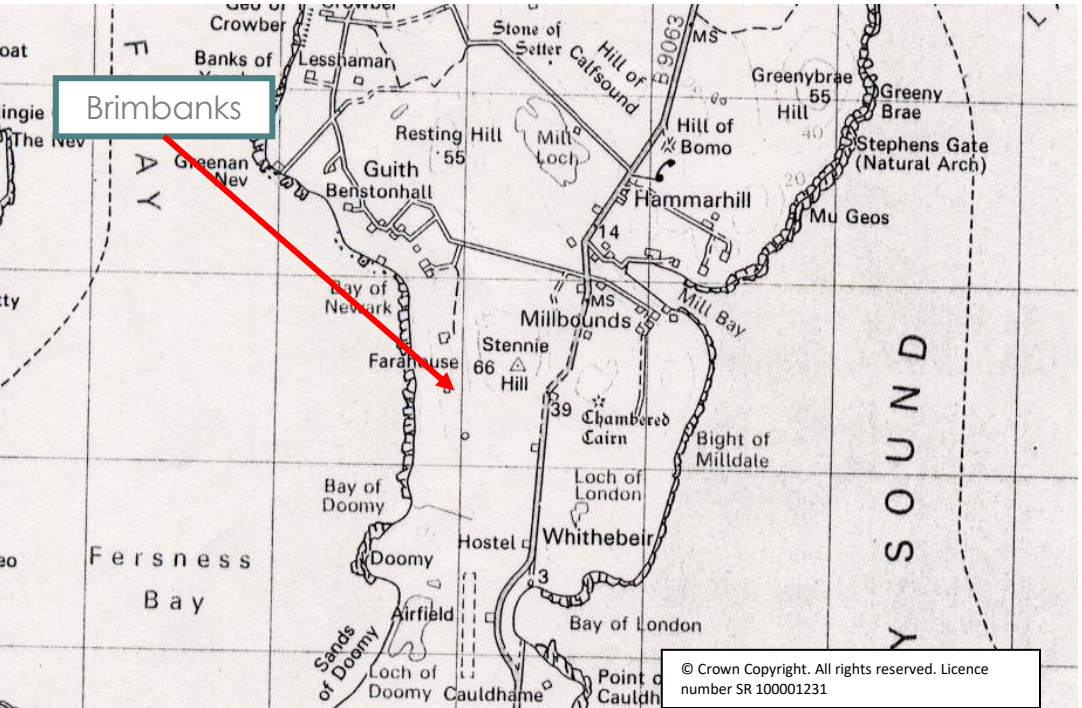
Fixed Price £165,000

Set within approximately 8.05 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 are included in the sale price.

LOWS



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.

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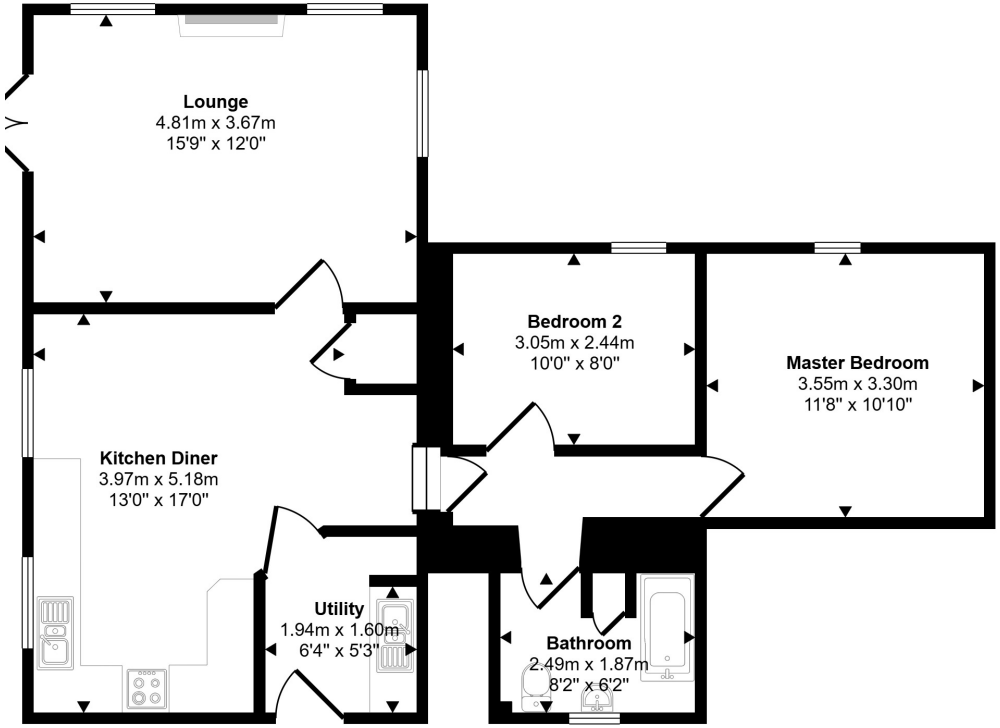

Floorplan

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

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

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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.