



Ploverha

 **LOW'S**

Eday, KW17 2AB



1 Bed



1 Bath



1 Public

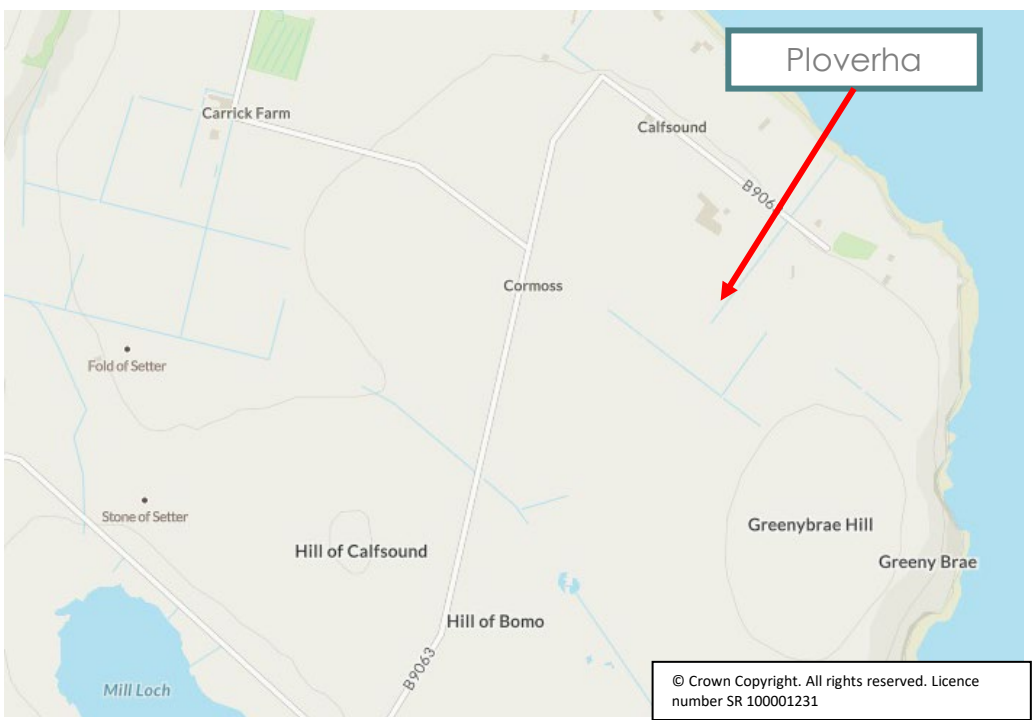


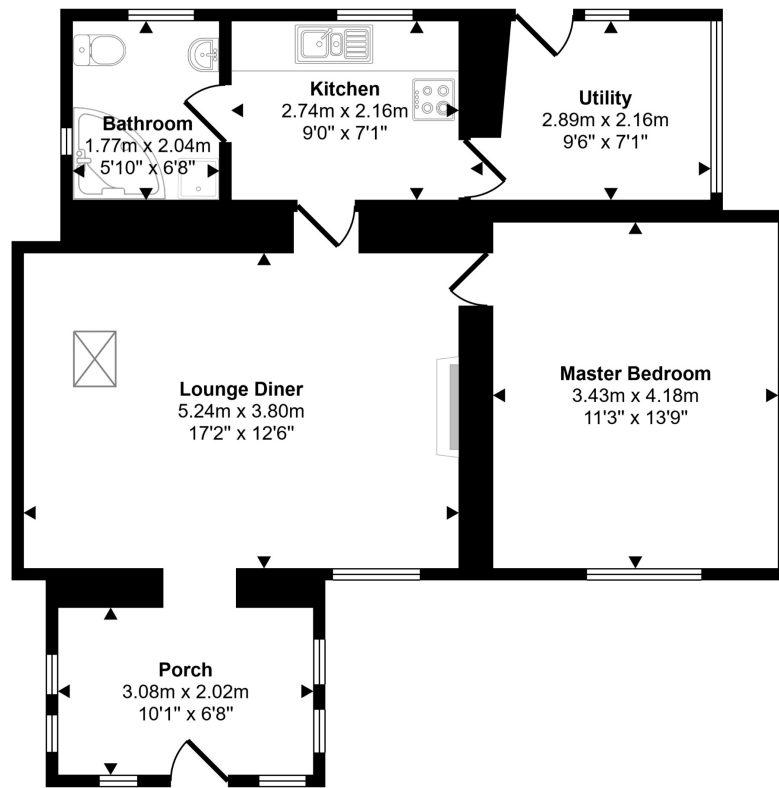
KEY FEATURES

- 1 double bedroom
- Living/dining room with multifuel stove
- Kitchen
- Bathroom
- External insulation
- 2.3 acres or thereby with sea views
- Enclosed courtyard and outbuilding with power and light
- Eday Primary School and Kirkwall Grammar School catchment area

Ploverha is a traditional one-bedroom property requiring full renovation, offering excellent potential to create a charming island home or holiday retreat. The accommodation comprises a double bedroom, a living/dining room featuring a multifuel stove, a kitchen, bathroom, and a practical utility porch. To the rear of the property, an enclosed courtyard provides access to a useful outbuilding, which benefits from both power and lighting, making it suitable for a variety of uses including storage or workshop space. The property has been enhanced with external insulation and benefits from a combination of timber-framed and uPVC double-glazed windows. Extending to approximately 2.3 acres, the grounds provide ample space for gardening, small-scale livestock, or further landscaping, while the elevated setting affords beautiful sea views that make the most of Eday's spectacular coastal scenery. With its generous plot, desirable location, and significant scope for improvement, Ploverha offers a rare opportunity to create a bespoke home in one of Orkney's most tranquil island communities.

/// What3words : ///deadline.dolls.sits





Floorplan
Approx 64 sq m / 687 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private septic tank Broadband Speed – 6 Mbps (Ultrafast is available on the island) Mobile Network – EE, O2, Three, Vodafone	Band A	N/A	Flexible



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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.

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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.