

Lower Breckan,

LOWS

Evie, KW17 2NJ

1 Bed | 1 Bath | 2 Public



LOWS





TAKE A LOOK INSIDE

Lower Breckan is a 1-bedroom cottage with an attached stone outbuilding. It also benefits from further ruinous outbuildings and 1.5 acres or thereby. The cottage enjoys spectacular views towards Eynhallow and Rousay which can be enjoyed from the sunroom. The dwelling benefits from a spacious dual-aspect double bedroom, an open-plan living/dining/kitchen, a utility room and a wet room-style shower room. While in need of some modernisation, Lower Breckan offers the opportunity to create a charming characterful home.

KEY FEATURES

- 1 bedroom cottage with outbuildings and 1.5 acres or thereby
- Open-plan living/dining/kitchen
- Sunroom with stunning sea views towards Eynhallow and Rousay
- Spacious double bedroom
- Wet room-style shower room
- Utility Room
- UPVC and wood framed double glazed windows
- Dimplex Quantum storage heaters
- Stone outbuilding attached to the cottage
- Further ruinous outbuildings
- Evie Primary School and Stromness Academy catchment area

Offers Over £165,000

Lower Breckan is a traditional 1-bedroom cottage which, while in need of some modernisation, offers the opportunity to create a truly special home. The dwelling is entered via a bright sunroom which enjoys stunning views towards Eynhallow and Rousay, this leads through to the open-plan living/dining/kitchen. There is a generous dual-aspect double bedroom and a wet room-style shower room with electric shower, wash hand basin, wc and a heated towel rail. The property also benefits from a utility room with plumbing for a washing machine. Situated alongside the main dwelling is a stone outbuilding offering excellent potential for renovation and conversion into additional living accommodation, subject to the necessary consents.

Outside to the rear of the property are some ruinous stone outbuildings. There is a walled garden area and a field to the front of the cottage, with the total plot extending to 1.5 acres or thereby. Lower Breckan is a property that should be viewed to fully appreciate the potential.

EXTRAS

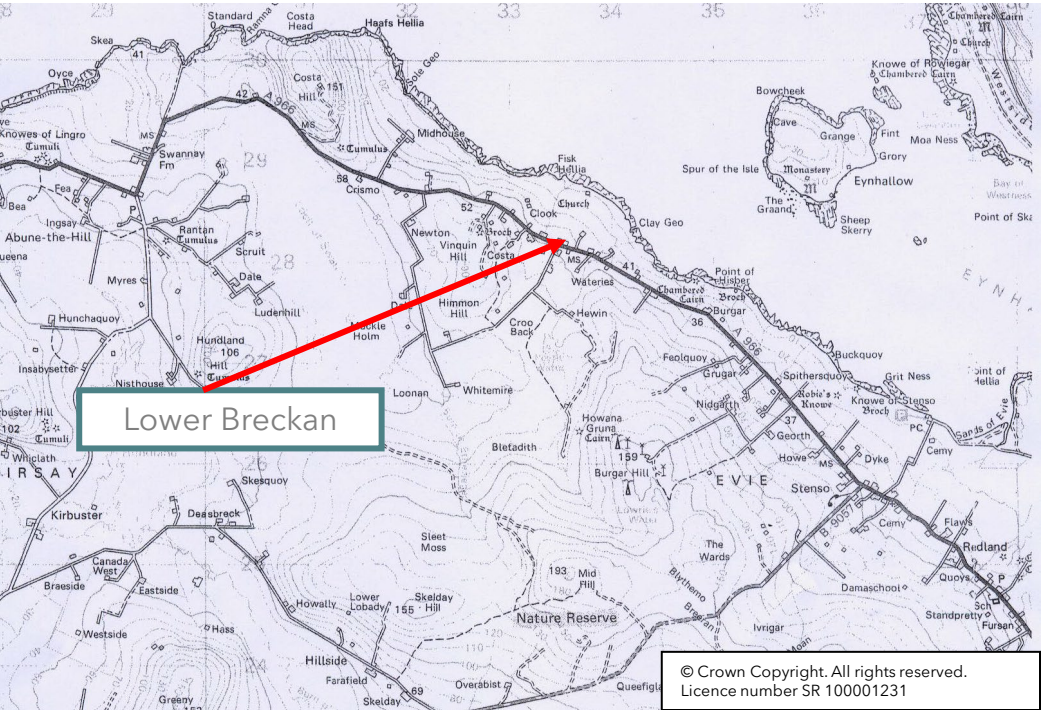
Carpets, floor coverings, washing machine and fridge are included in the sale price.











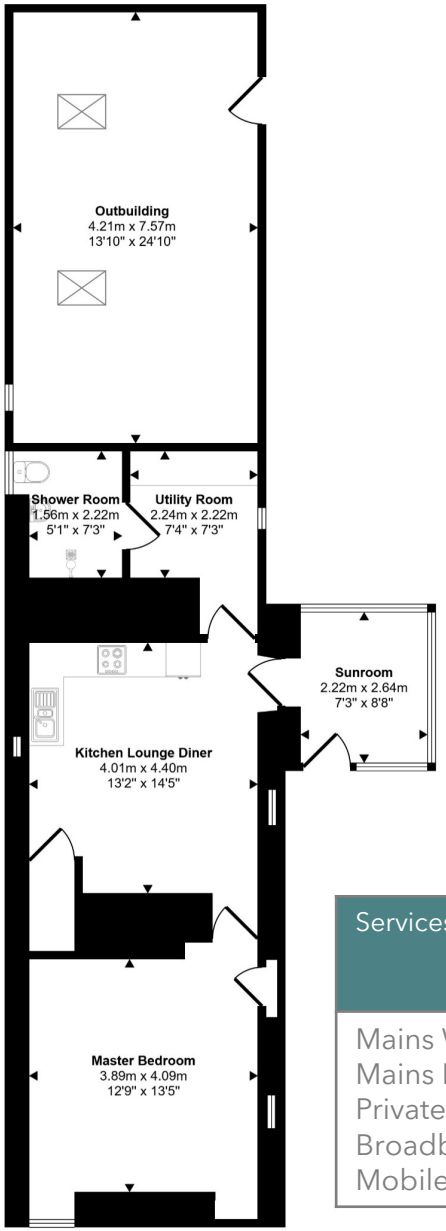
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LOCATION

Lower Breckan is located on the A966, around 3 miles from Mistra general store, café and post office. Dounby is 8 miles away, with Kirkwall 18 miles away.

Evie is a beautiful parish that enjoys sandy beaches and stunning sea views. It benefits from a general store with café and post office, a primary school and an honesty shop selling baked goods.

/// What3words : ///boils.surging.irritate





Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 8 Mbps Mobile Network – EE, O2, Three, Vodafone	Band A	Band C	Flexible

LOWS

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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.

The following notes are of crucial importance to intending viewers and/or purchasers of the property.
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2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.