



# Anchor Cottage,

Lady, Sanday, KW17 2BW

**OFFERS OVER £185,000**  
(£10,000 less than home report valuation)



Anchor Cottage is a 4 bedroom detached dwelling with large garden, outbuildings and a field extending to 1.25 acres or thereby. The property retains some original features and offers space for a family inside and out.

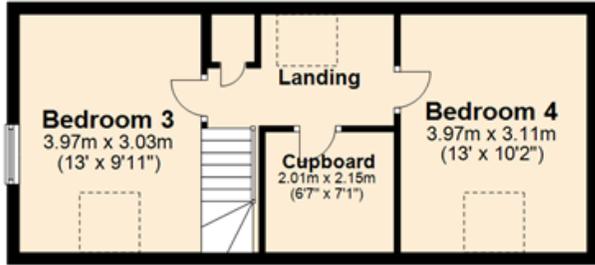
- UPVC framed double glazing.
- Electric Dimplex Quantum heating.
- Living room.
- Kitchen.
- Dining room with oil fired Rayburn.
- Bathroom.
- WC.
- 2 bedrooms on ground floor.
- 2 further bedrooms on first floor and a large walk in cupboard.
- Outbuildings consisting of a garage, workshop, stone shed, store and greenhouse.
- Enclosed mature garden to lawn with drying line and mature plants and bushes.
- Walled field extending to 1.25 acres or thereby.

## LOCATION

Anchor Cottage is situated in Lady village on the island of Sanday which is one of Orkney's outer north isles. Local amenities include a primary and junior secondary school, general stores, cafes and hotels. There are beautiful beaches and points of natural history.

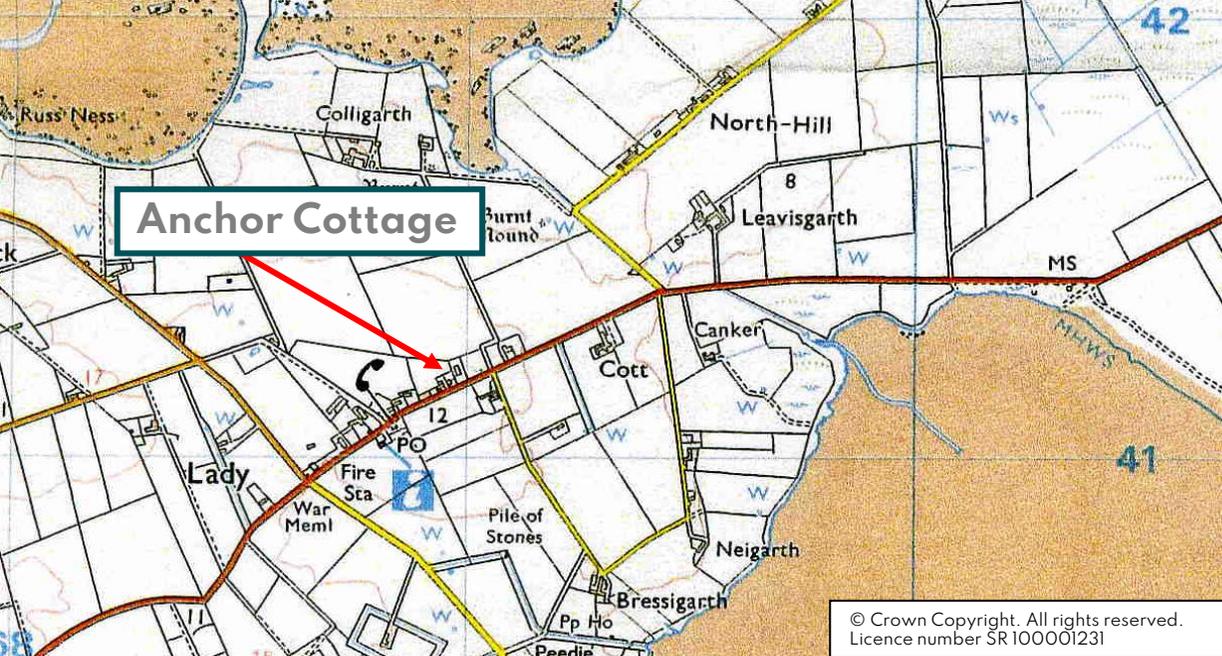


# FIRST FLOOR



# GROUND FLOOR





**SERVICES** – Mains water and electricity. Private septic tank.

**COUNCIL TAX BAND** – Band C. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

**ENERGY PERFORMANCE RATING** – Band F.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings are included in the sale price. White goods can be included. Some items of furniture may be available by separate negotiation.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** – Offers Over £185,000.

**Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.**

Lows Solicitors – Estate Agents  
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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.