



Myres, extending to 4 acres or thereby,
Sanday, KW17 2BL

OFFERS OVER £120,000



Myres is a spacious one bedroom cottage sitting in 4 acres or thereby. The attractive property includes a large garage/workshop and enjoys views across farmland to the sea.

The accommodation includes a dual aspect living room and a kitchen with dining area. There is a large double bedroom and a wet room style shower room.

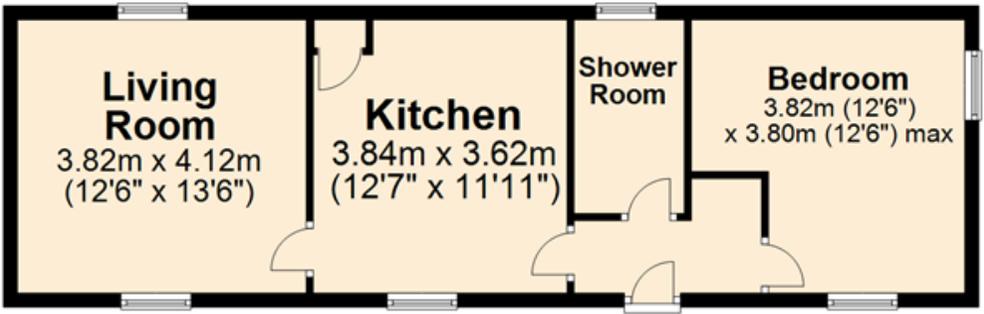
The garage/workshop has lights and power points.

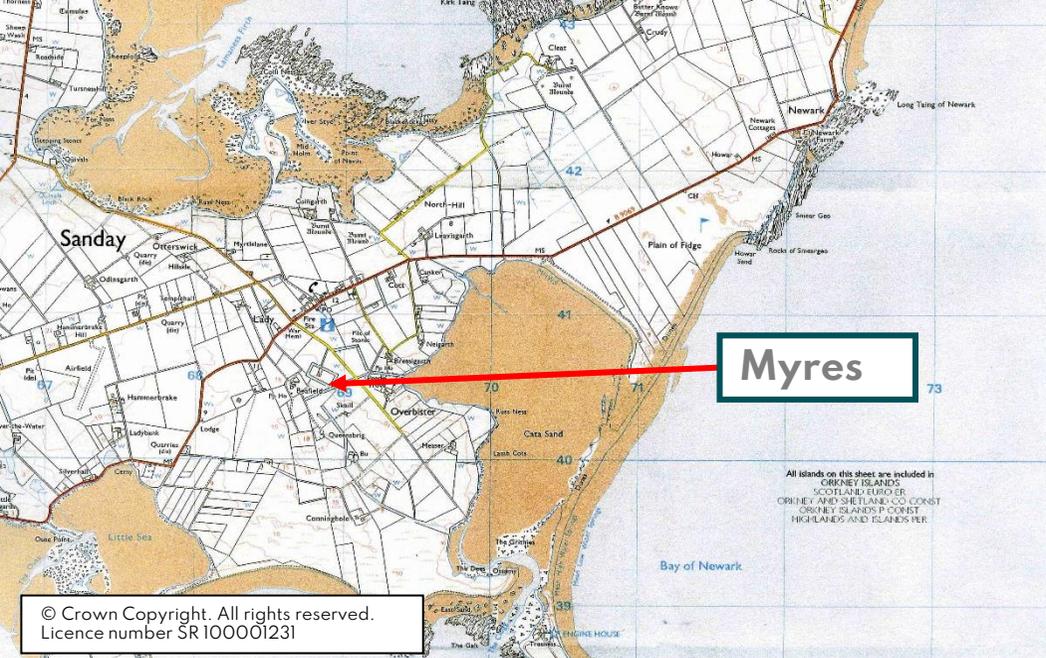
- External wall insulation.
- Electric storage heaters.
- uPVC framed double glazed windows.
- Dual aspect living room.
- Spacious kitchen with dining area.
- Wet room style shower room with electric shower.
- Garage / workshop.
- Garden includes lawn and parking area
- Extending to 4 acres or thereby.
- Land mainly to grass.

LOCATION

Myres is situated on the picturesque island of Sanday where there is a primary and junior secondary school, shops and hotel.







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

COUNCIL TAX BAND – Band A. 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 D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings are included in the sale price.

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

PRICE – Offers Over £120,000.

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged 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.