

## 8 Cleat, Holland Road, South Ronaldsay, KW17 2RW

**Offers Over £80,000**

Welcome to this exciting project opportunity in the charming location of South Ronaldsay. This property, though currently a blank canvas, holds immense potential for the savvy investor or developer. Situated in a picturesque setting, this property offers a unique chance to create something truly special. With your vision and creativity, the possibilities are endless. Don't miss out on this chance to turn this property into a masterpiece in the heart of South Ronaldsay. Contact us today to seize this incredible opportunity!

## SERVICES

Electricity: Connected

Water: Mains

Drainage: Septic tank

Heating: None

Please note the caravan is included in the price.

Blue container is NOT included in the sale.

## BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

The very best agents are listed in The Best Estate Agent Guide - a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

## LOCATION

What three words - cubed.body.skyrocket

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email  
info@kallanproperties.co.uk

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

## DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.


## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD

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