



Clairdale, Sanday, KW17 2AY

Clairdale is an attractive 3 bedroom detached cottage enjoying views over farmland to the sea. The property sits in a large garden (1583m² or thereby) and has 2 adjoining stores, which may be suitable, subject to the necessary planning consents, for conversion into an office, workshop or studio.

**OFFERS OVER
£120,000**



- Oil fired fire in living room.
- Mostly uPVC framed double glazed windows.
- Electric storage and panel heaters.
- Kitchen with plumbing for a washing machine.
- Wet room style shower room.
- Vanity unit with wash hand basin in bedroom 1.
- Built-in wardrobe in bedrooms 2 and 3.
- 2 inter-connecting stores with flagstone floors.
- Large garden.
- Sea views.



LOCATION

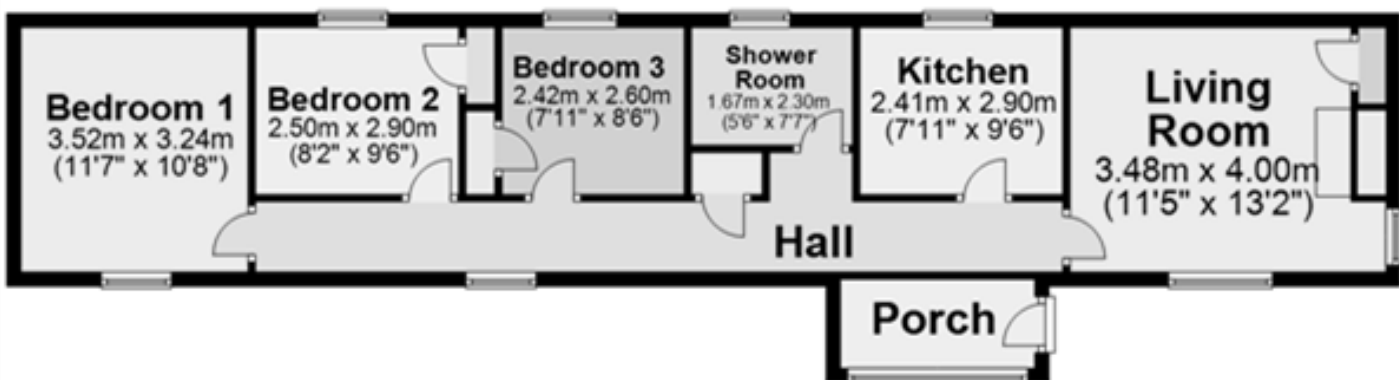
Clairdale is situated on the picturesque island of Sanday, one of Orkney's outer north isles. The amenities on the island include primary and junior secondary schools, shops, hotel and post office. There are scheduled air and ferry services to and from the Orkney mainland.

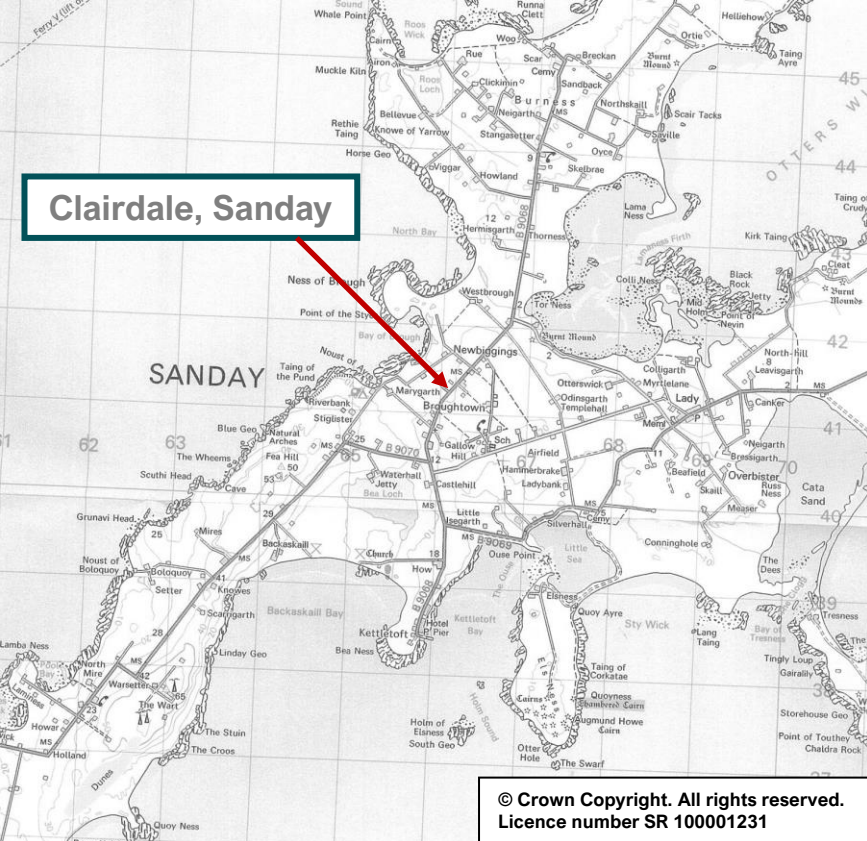


BEDROOM 2



BEDROOM 3





SERVICES - Mains services.

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 F

ENTRY – Early entry available.

FIXTURES AND 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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CMS

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.