

**CLOSING DATE SET FOR OFFERS**  
**2PM MONDAY 24<sup>TH</sup> JULY 2023**



**Burrian,**  
**Sandwich, KW16 3HY**



**OFFERS OVER £285,000**







Burrian is a substantial 3 bedroom dwellinghouse offering spacious accommodation and beautiful views across farmland to the Loch of Harray. The attractive property has a fenced paddock and the accommodation include a large living room with feature fire place. There is also garden grounds and a garage/workshop.

- Electric storage and panel heaters..
- Velux, uPVC and wooden framed windows.
- Flagstone floor and fire place.
- Office/study.
- Conservatory with door into garden.
- Kitchen with flagstone floor, fitted units incorporate a hob, cooker hood, double oven and fridge/freezer, space for dining table.
- Utility room. Shower room.
- Master bedroom with en-suite.
- Bedrooms 2 & 3 feature wood lined ceilings.
- 2 attic rooms.
- Areas of garden.
- Garage/workshop, small garden store.
- Fenced paddock.

**LOCATION**

Burrian is located off the Brodgar road at the end of a farm track. The property lies approximately 7 miles from Stromness and 13 miles from Kirkwall.













OFFICE/STUDY





BEDROOM 1



BEDROOM 2



ATTIC ROOM







**SERVICES** – Mains water & electricity. 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 E.

**ENTRY** – By arrangement.

**FIXTURES AND FITTINGS** – The contents in the property at the date of sale will be included in the sale price.

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

**PRICE** – Offers over £285,000

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

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450 W: [www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

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EJP

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.