



Grugar, extending to 20 acres or thereby,
Egilsay, KW17 2QD

OFFERS OVER £95,000





Grugar extends to 20 acres and includes an uninhabitable dwellinghouse together with a store, barn and several roofless outbuildings. The attractive property enjoys a beautiful panoramic view across farmland to the sea with the neighbouring islands in the distance.

The cottage extends to 12.3m x 4.5m with a lean-to extension to the rear. The dwelling requires extensive renovation and interested parties should consult the O.I.C. Planning Department for their guidance on planning matters.

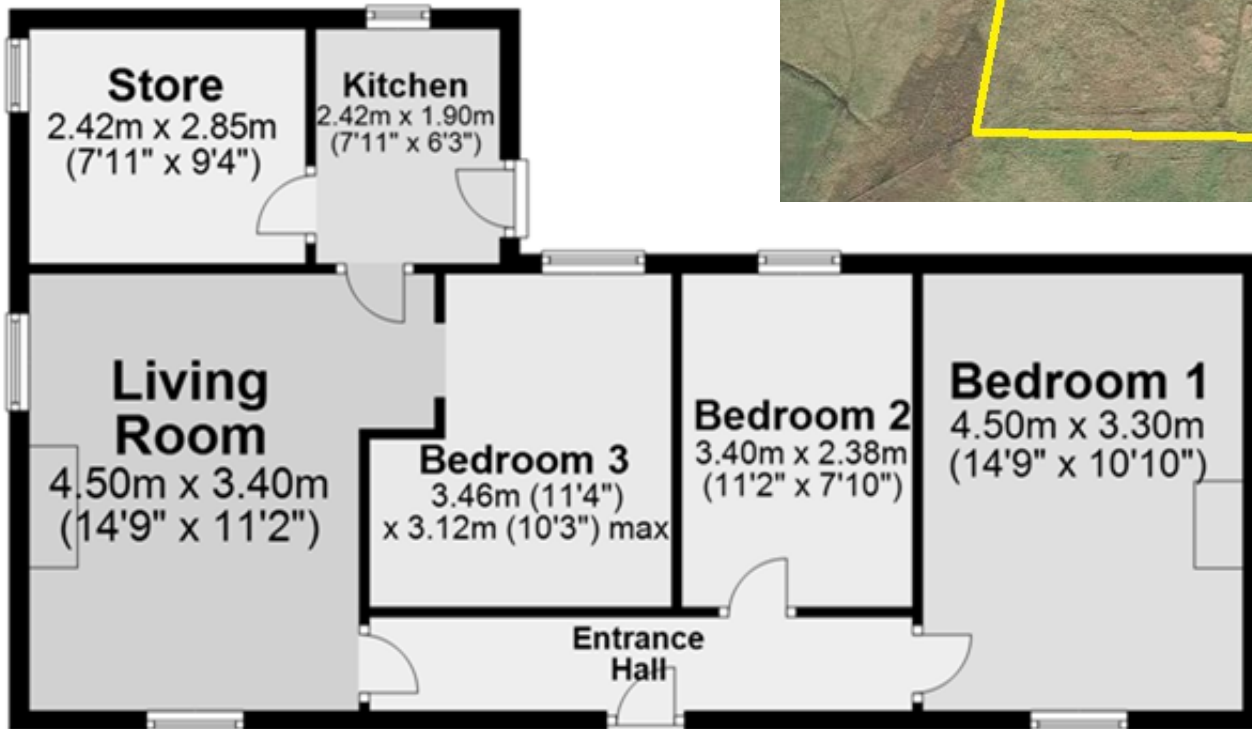
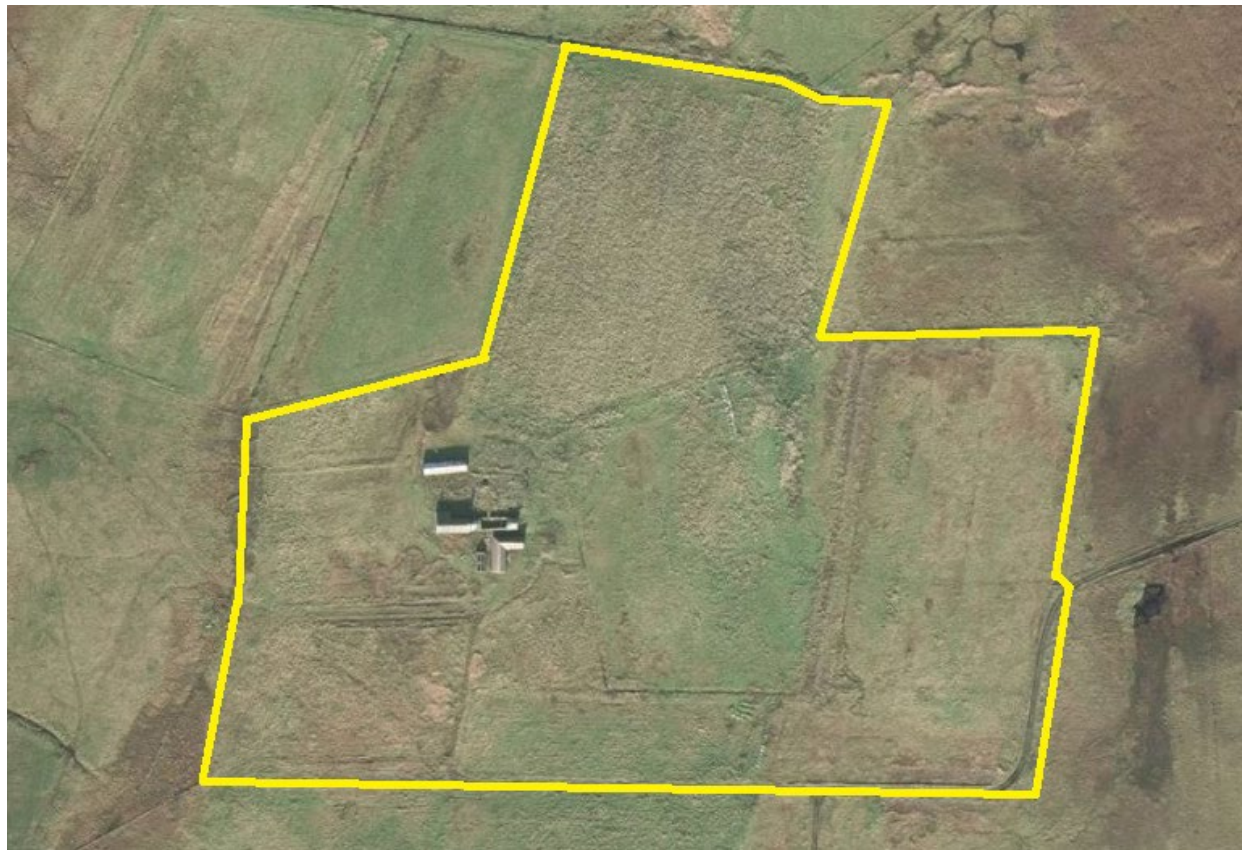
The house has a partial walled garden to the rear and the land is very rough grass.

- Dwellinghouse presently sub-divided into living room, kitchen, store and 3 bedrooms.
- Large store has modern roof tiles.
- Barn and roofless outbuildings require attention.
- Shared access track.
- New driveway required.

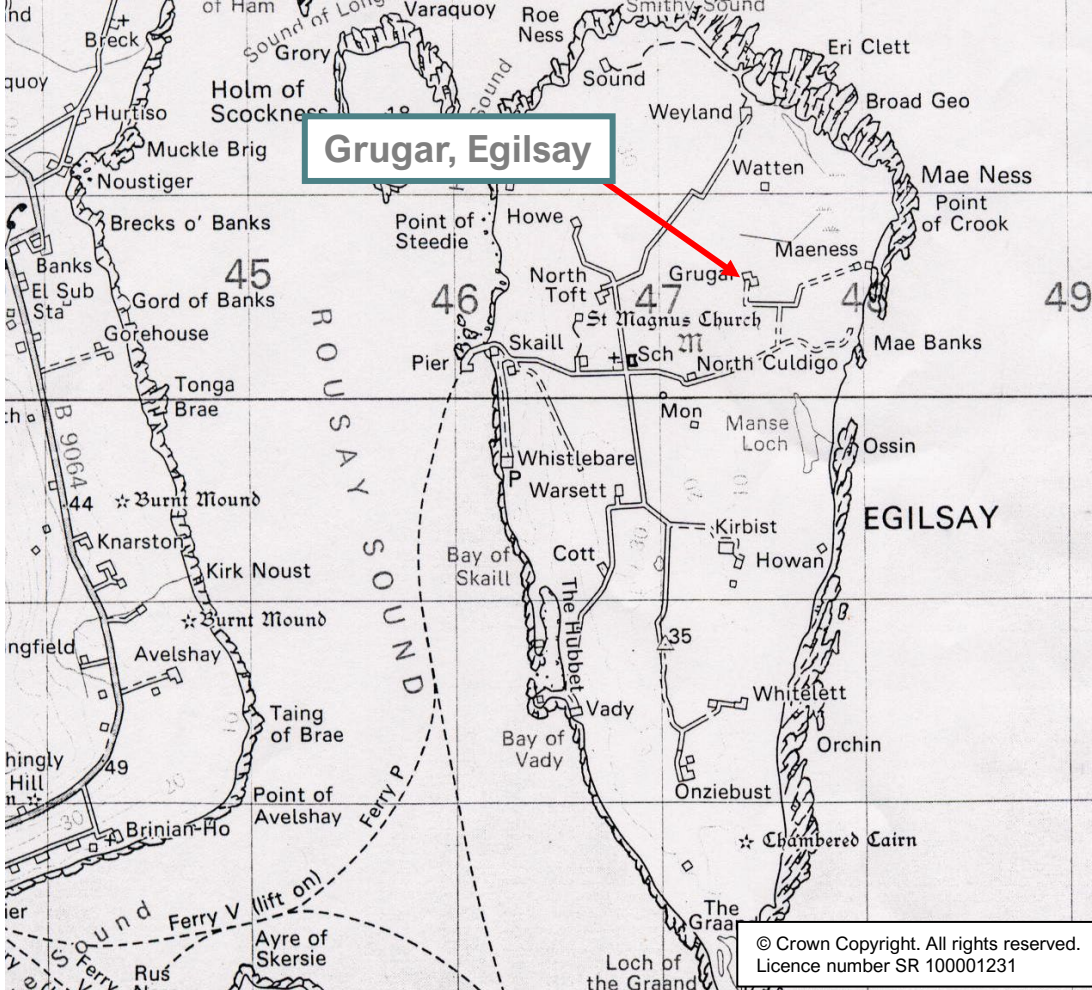
LOCATION

Egilsay is one of Orkney's inner north isles and is connected to the Orkney mainland by a scheduled ferry service.









SERVICES – Mains electricity supply. Private water supply.

ENTRY – By arrangement.

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

PRICE – Offers Over £95,000

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

rightmove 
 find your happy

EJP

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.