



Spurdagrow, extending to 59.8 acres (24.22Ha) or thereby,
Birsay, KW17 2NA

OFFERS OVER £300,000





The farm and lands of Spurdagrow include a 2 bedroom dwelling house, extensive steading and 58.4 acres of Region 1 land. The attractive property enjoys beautiful views across the Loons and the west mainland.

The dwelling house, which requires modernisation, has a large garden and parking area.

The steading includes 3 byres, a barn and 3 sheds.

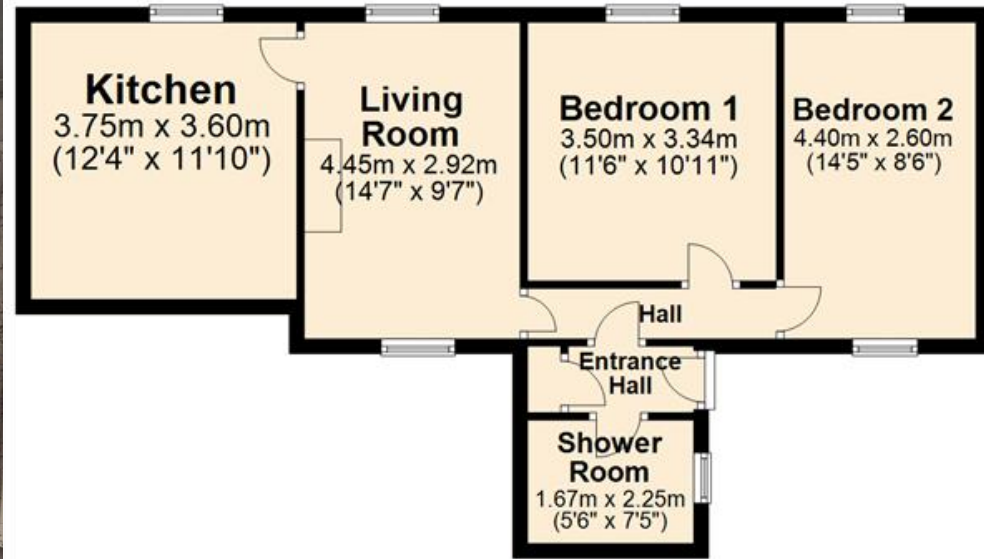
The land is to permanent grass and the fields have stock proof fencing. The water troughs above the road are mains fed.

- 2 bedroom dwelling house requiring modernisation.
- Fireplace and beamed ceiling in living room.
- Wet room style shower room.
- Extensive steading inter-connected to the house.
- No agricultural entitlements are included in the sale price.

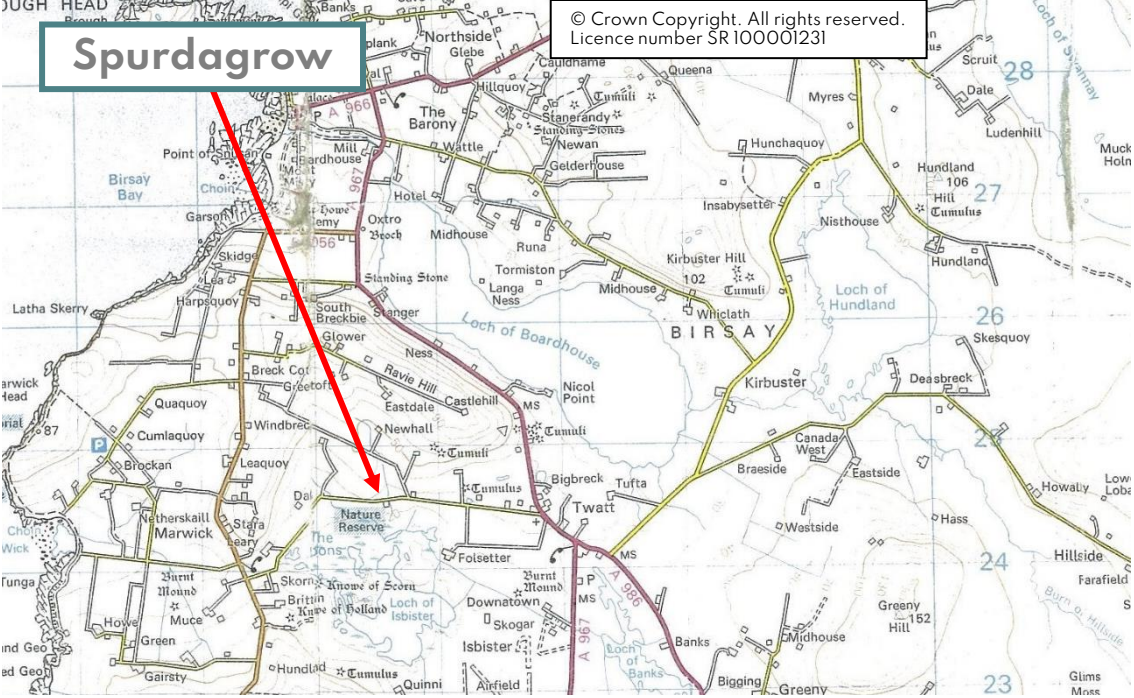
LOCATION

Spurdagrow is located on the Loons Road, approximately 6 miles from Dounby and 17 miles from Kirkwall.





Spurdagrow



SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – Band A. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – T.B.C.

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

ENTRY – By arrangement but not before 1st November 2024.

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

PRICE – Offers Over £300,000.

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
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JCS
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.