

**GLENGAIRN, LADY
SANDAY, KW17 2BW
FIXED PRICE £110,000**

£5,000 BELOW HOME REPORT VALUATION



Glengairn is a 3 bedroom modern bungalow situated in Lady Village enjoying a beautiful view over farmland to Otters Wick.

The attractive bungalow has oil central heating and UPVC framed double glazed windows.

The accommodation includes a spacious L shaped living room with dining area. The kitchen has fitted floor and wall cupboards together with plumbing for a dishwasher and space for a breakfast table. The utility room has plumbing for a washing machine.

The bathroom has a 3 piece suite with an electric shower over the bath. The 3 bedrooms all have a built in wardrobe with sliding doors and bedroom 1 also has an en-suite shower room.

The garden extends to 0.15 acres or thereby and includes a stone chip drive and parking area to the side. A concrete path extends around the house.

Glengairn is situated on the island of Sanday which is one of Orkneys northern outer isles connected to the mainland by scheduled air and ferry services. The amenities on the island include a junior secondary school, a swimming pool, hotel, general stores, post office and 9 hole golf course.

SERVICES - Mains services. Telephone (disconnected)

COUNCIL TAX BAND - Band C . 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.

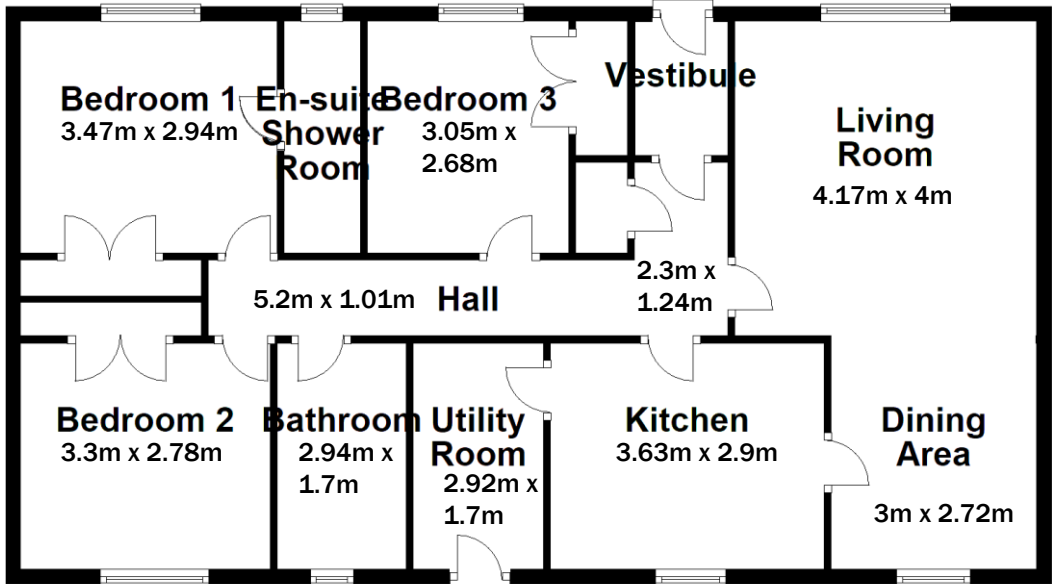
ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

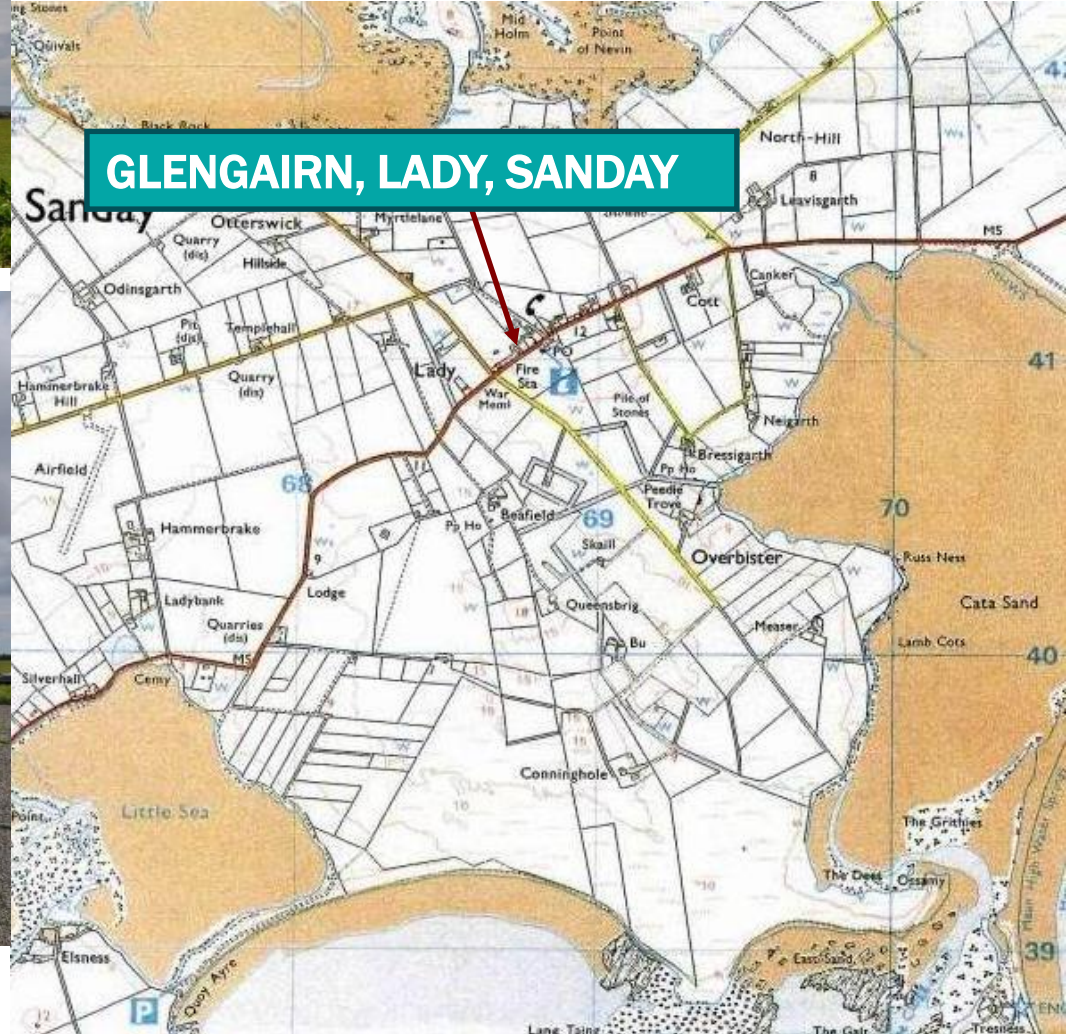
FIXTURES AND FITTINGS - All floor coverings are included in the sale price.

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

PRICE - Fixed price £110,000 - **£5,000 BELOW VALUATION.**
Further enquires should be directed to Lows Property Department with whom all offers should be lodged in writing.







GLENGAIRN, LADY, SANDAY

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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.

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