

**SANDBACK,
SANDAY, KW17 2AZ
REGION OF £89,995**

£5,000 less than Home report Valuation



Sandback has been tastefully renovated in recent years and now contains 3 bedrooms. The attractive property is set in a large garden and enjoys beautiful views over farmland to the sea.

The dwelling stands in good decorative order and has wooden framed double glazed windows together with electric heating.

The living room has laminate flooring together with 2 windows and patio doors. There are fitted base and wall cupboards in the kitchen incorporating a 5 ring gas hob, cooker hood, oven and integral fridge and freezer. There is also room for a dining table and chairs.

The bathroom has a 3 piece white suite with an electric shower over the bath. The three bedrooms all have laminate flooring.

The large garden has not been cultivated and includes a garage. Access to the public road is by a shared track.

Sandback is situated on the picturesque island Sanday which is one of Orkney's outer north isles. The amenities on the island include primary and junior secondary schools, swimming pool, general stores, post office, 2 hotels and golf course together with many beautiful beaches.

Interested parties should note that the mains electricity supply has not been connected to Sandback and the purchaser will be responsible for this. The owner presently uses a generator and SSE have quoted (Nov. 2015) £7167.82 to connect the electricity.



ACCOMMODATION

**ENTRANCE HALL -
4.9m x 1.3m +
1.7m x 1.4m**

**KITCHEN -
4.44m x 2.93m**

**LIVING ROOM -
5.6m x 3.44m**

**BATHROOM -
2.56m x 2.13m**

**BEDROOM 1 -
4.12m x 3.71m**

**BEDROOM 2 -
3m x 2.34m**

**BEDROOM 3 -
3m x 2.33m**

OUTSIDE

GARAGE

SERVICES - Mains water. Private septic tank.

COUNCIL TAX BAND - To be confirmed.

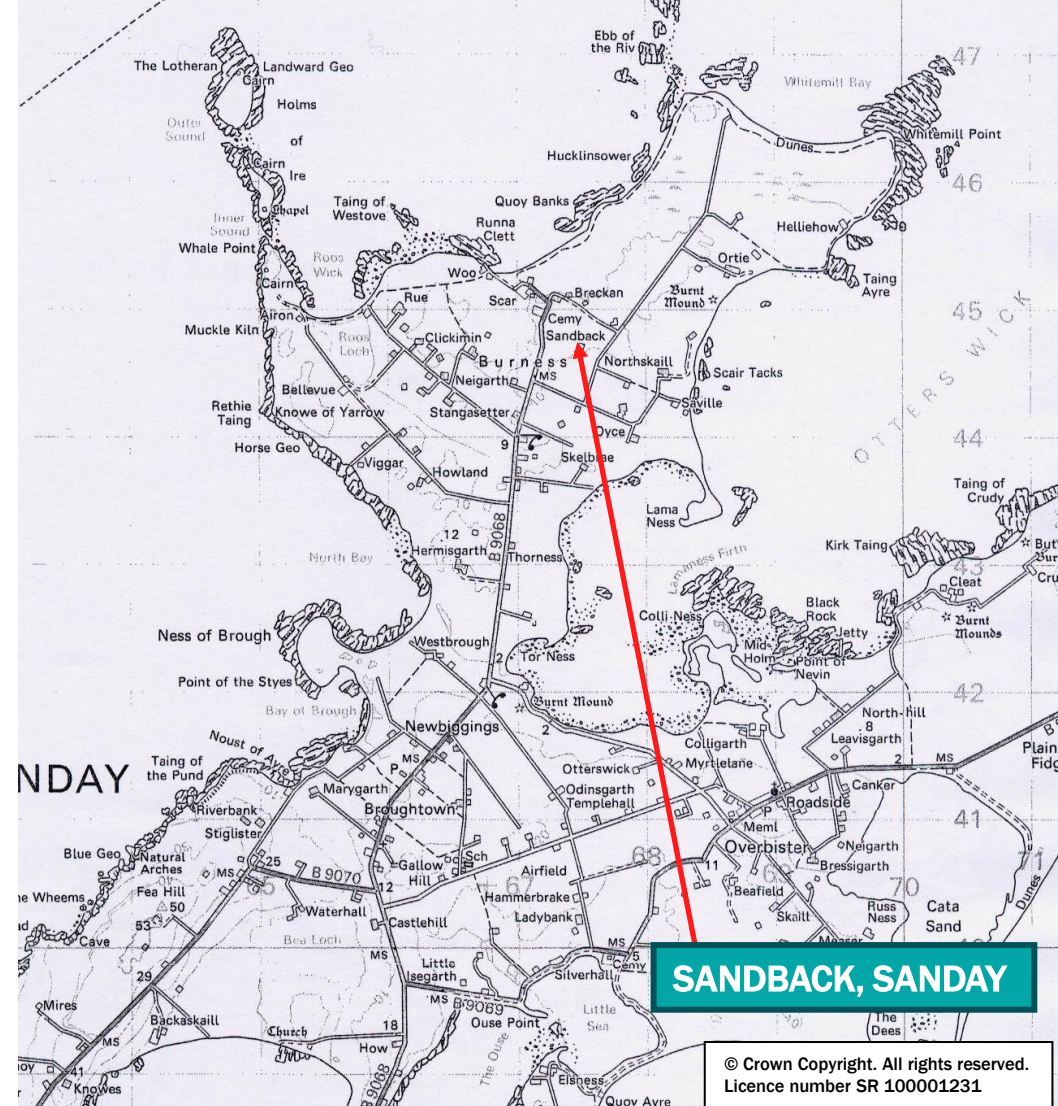
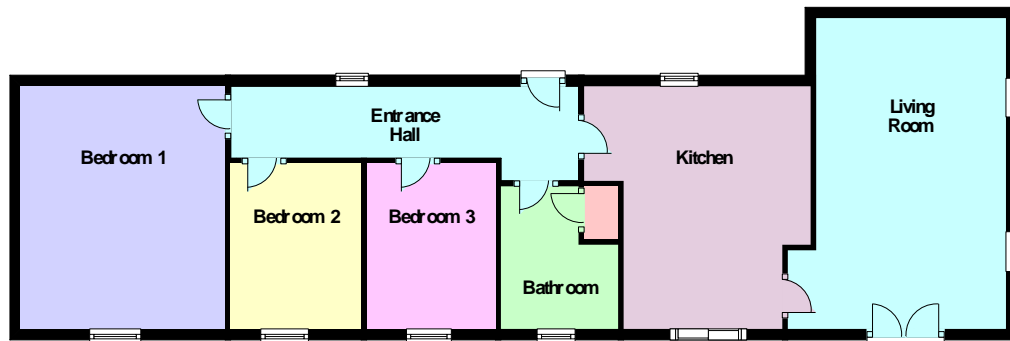
ENERGY PERFORMANCE RATING – Band D

ENTRY – Early entry available.

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

PRICE – region of £89,995 - **£5,000 less than Home Report Valuation**
Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.





AJB

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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