



Woodstock, Eday, KW17 2AA

This one bedroom cottage enjoys a beautiful panoramic sea view from it's elevated position.

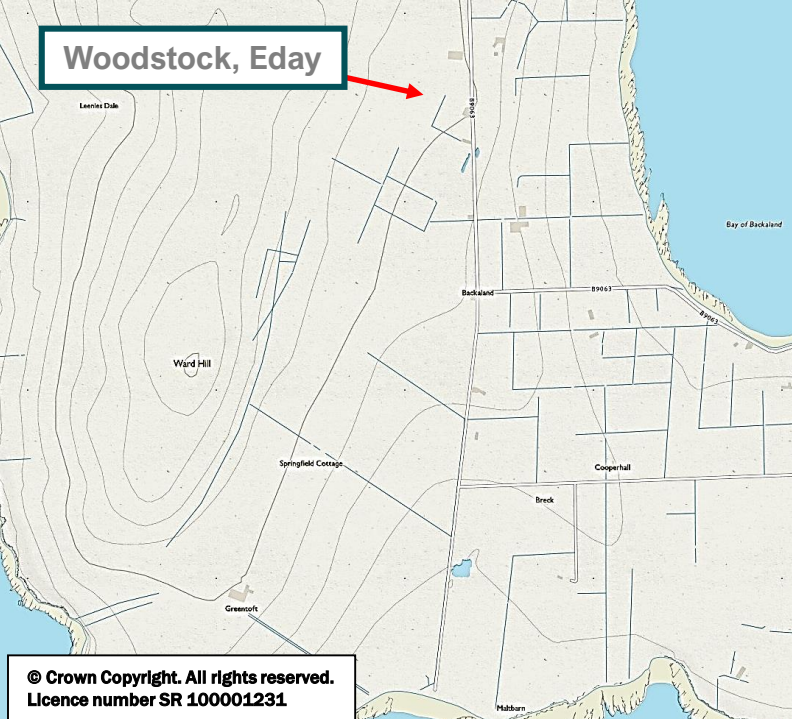
The double glazed windows have uPVC surrounds and there is modern air source heating. There is a solid fuel stove in the living room.

The kitchenette is off the living room. The bedroom has an en-suite bathroom with electric shower over the bath.

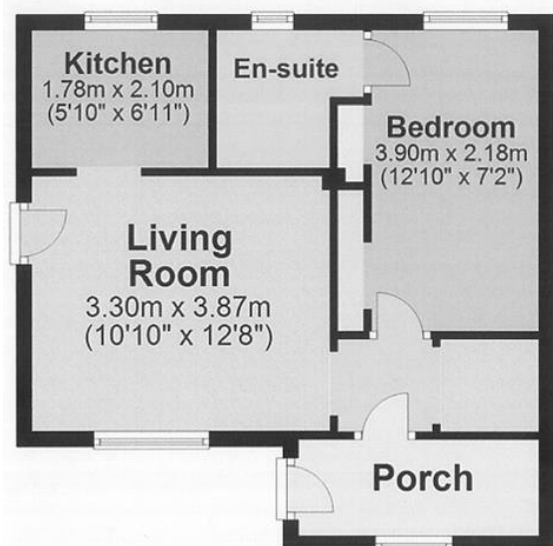
The garden ground includes a driveway to the side and polytunnel and garden shed to the rear.

**OFFERS OVER
£35,000**

Woodstock, Eday



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SERVICES - Mains electricity. Private water supply. 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 – Early entry available.

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

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

PRICE - Offers over £35,000

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

CMS

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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