



Backaland Cottage, 1acre or thereby, Eday, KW17 2AA

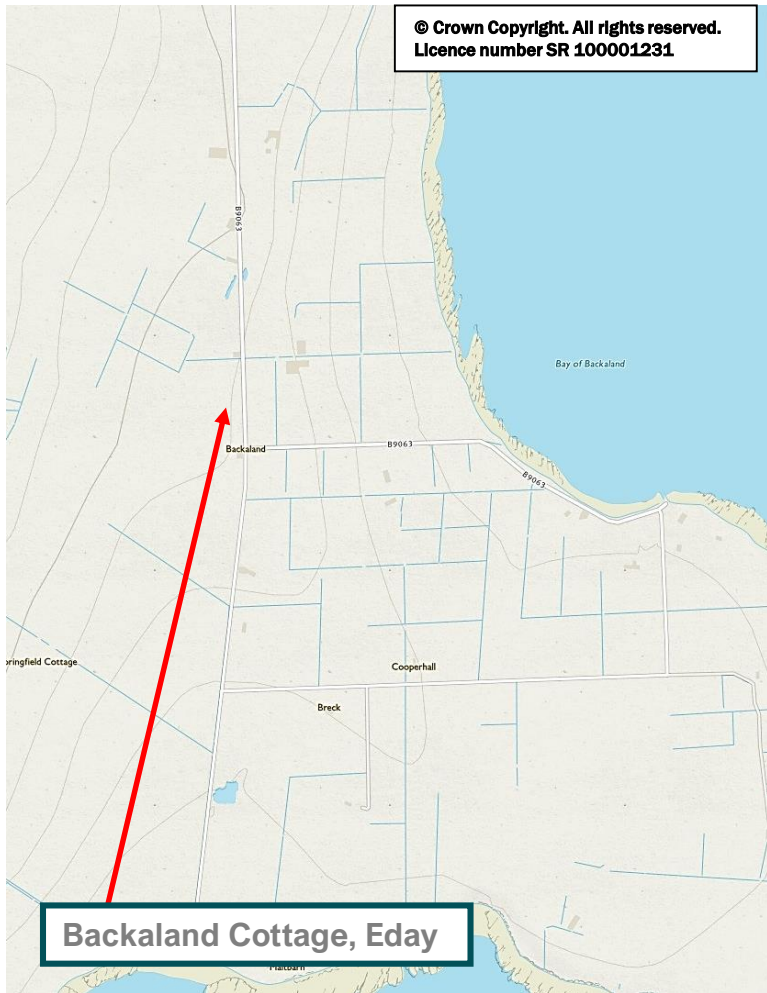
Backaland Cottage is a 2 bedroom detached dwelling enjoying a beautiful sea view from its elevated position. The property is set in approximately 1 acre which extends to the rear.

Eday is one of Orkney's outer north isles and is connected to the Orkney mainland by scheduled ferry and air services. The amenities on the island includes a primary school and co-operative shop.

**OFFERS OVER
£50,000**



- Uninhabitable 2 bedroom dwelling which requires extensive modernisation.
- Oil fired Rayburn range.
- Some windows are double glazed with uPVC frames.
- Garage, which requires attention.
- Land mainly to rough grass.



SERVICES - Mains electricity. 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.

ENTRY - By arrangement.

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

PRICE - Offers over £50,000
 Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.