

2 Rusness Sanday, KW17 2BP



OFFERS OVER £140,000 20m Nissan Hut set in 0.7 acres available by separate negotiation 2 Rusness is an attractive 3 bedroom detached bungalow which offers spacious family accommodation and enjoys views across the surrounding farmland.

The property benefits from external insulation, triple glazing and air to water central heating.

A 20m Nissan hut set in a 2900m² (0.7 acres) or thereby paddock is available by separate negotiation.

Guide Price Offers over £20,000.

- UPVC framed triple glazed windows.
- Air to water central heating with R.H.I. payments of £1400 annually (approx.) until 25th April 2026.
- External insulation.
- Tiled fireplace in living room (chimney capped).
- Dining area with kitchen.
- Bathroom with bath and shower cubicle.
- 3 double bedrooms.
- Nissan hut, 20m x 4.6m approx., with sliding doors, water, lights and power points set in a fenced paddock extending to 2900m² (0.7 acres) or thereby available by separate negotiation.
- Situated a short distance from one of the island's best white sand beaches.

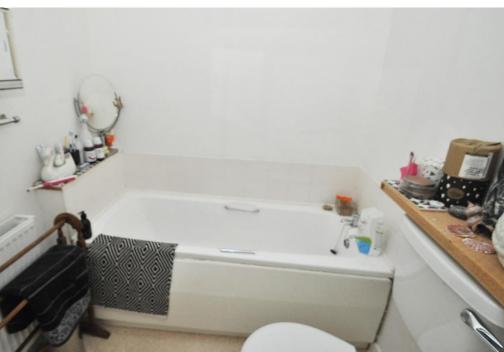
LOCATION

2 Rusness is located on the picturesque island of Sanday, one of Orkney's outer northern isles. The island's amenities include a primary and junior secondary school, post office, 2 shops and 2 hotels. There are scheduled air and ferry services to the Orkney mainland.













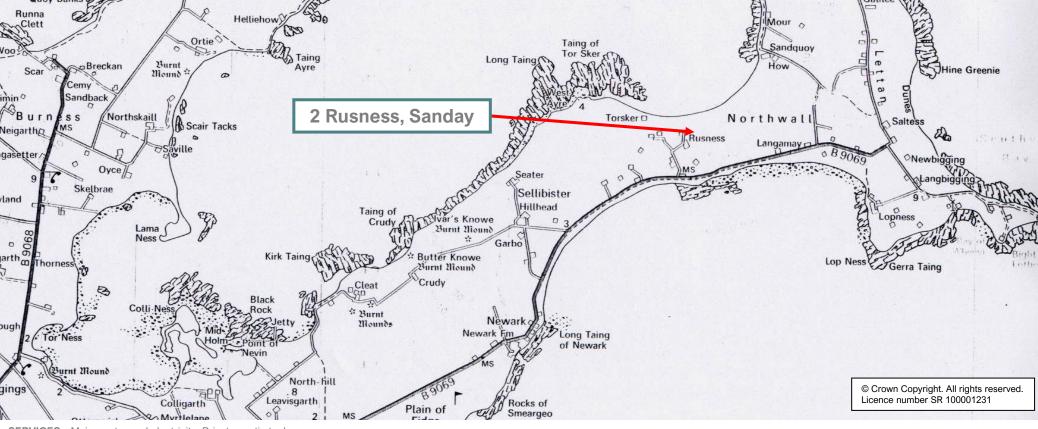












SERVICES - Mains water and electricity. Private septic tank.

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 – Band E.

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 - Offers over £140,000

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 T: 01856 873151 F: 01856 875450 W: www.lowsorkney.co.uk



EJT

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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.