



## 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 2900m<sup>2</sup> (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 25<sup>th</sup> 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 2900m<sup>2</sup> (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.

















