



PROPERTY

Viggar,

Burness, Sanday,

Orkney, KW17 2AZ



2 bedroom detached cottage set in a beautiful location on the island of Sanday with breathtaking undisturbed sea views towards Eday and the surrounding countryside with direct access to the shore.

Viggar is set in approx. 2 acres acres with a large fenced garden, parking area, paddock, 2 garages, a stone built observatory, stone shed, a lean-to greenhouse and a kiln.

There is a field extending to 1.25 acres which is available by separate negotiation.

The property has UPVC double glazed windows and doors and has partial oil heating, a multi fuel stove in the sitting room and some electric panel heaters.

Accommodation comprises of entrance porch, hall, bedroom, en-suite shower room, rear porch, shower room, kitchen, sitting room/dining room and a studio/bedroom 2.

Sanday is one of the northern isles on Orkney with a population of approx. 500. There is a junior high school with leisure facilities, 2 pubs, a shop in Lady village and a new purpose built general store outside Kettletoft village amongst many other local amenities.

The island is accessible by boat or by air on a daily basis.

Offers over £170,000

Accommodation

Entrance Porch:

UPVC glazed outer door, linoleum flooring, radiator, door to shower room and door to hall.

Shower Room:

Linoleum flooring, glass block feature, extractor fan, WC, WHB, electric Redring shower.

Hall:

Laminate flooring, meter cupboard, access to attic, phone point, door to bedroom 1, kitchen and rear porch.

Rear Porch:

UPVC glazed outer door, ceramic tile floor, 2 windows, door to hall.

Bedroom 1:

Laminate flooring, 2 windows, electric panel heater, built in wardrobe with hanging rails, door to en-suite.

En-suite Shower Room:

Linoleum flooring, extractor fan, glass block feature, WC, WHB, radiator, large shower enclosure.

Kitchen:

Laminate flooring, 2 windows, Esse stove which is oil fired and used for cooking and heats the domestic hot water, Flavel range gas cooker, small breakfast bar, worktops, ceramic sink and drainer, airing cupboard housing an immersion hot water tank and shelves, door to sitting room/dining room.

Sitting Room/Dining Room:

Hardwood flooring, 6 windows, TV point, multi fuel stove set on a slate hearth, 2 electric panel heaters, door to studio/bedroom 2.

Studio/Bedroom 2:

4 windows, 2 velux, UPVC glazed outer door, units with worktops above, stainless steel sink and drainer, storage area, plumbing for washing machine, door to integral garage.



Kitchen



Sitting Room/Dining Room

Accommodation

Outside

Integral Garage:

17' 05" x 14' 03"

Wooden roller door, power, light, steps up to kiln.

Garage:

5m x 2.5m

Wooden door.

Outside is a track which leads to the property. The garden is fenced and laid to lawn with a drying area, flower beds, a stone built observatory above the shore, a stone shed, a lean-to greenhouse and a vegetable plot. There is direct access to the shore and there is a paddock. The property sits in approx. 2 acres and there is also a 1.25 acre field available by separate negotiation.

From all aspects of the house you can enjoy undisturbed sea views over towards the island of Eday and over the surrounding countryside.

Viggar sits in an idyllic location on the island and offers privacy and tranquillity.



Sitting Room/Dining Room



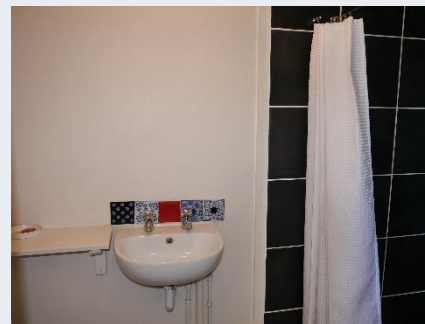
Bedroom 1



Studio/Bedroom 2



Studio/Bedroom 2



En-Suite Shower Room



Hall

Photographs



Garden



Outside



Outside



Observatory View



View & Stone Built Observatory



Garden



View

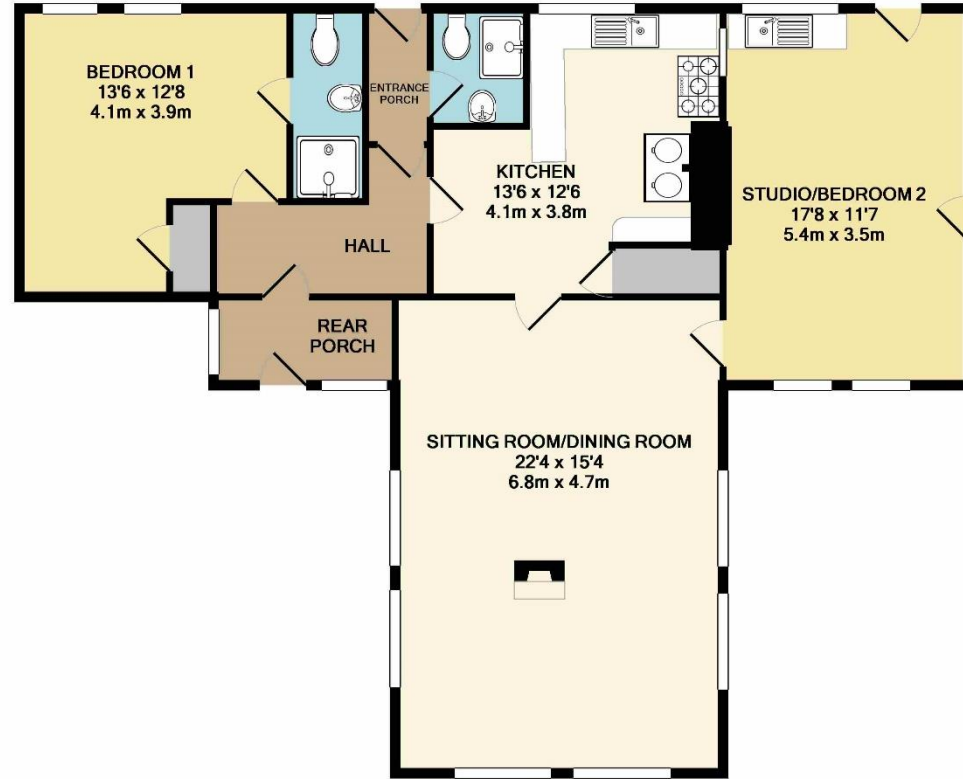


View & Stone Built Observatory



Outside

Floor plans



TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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COUNCIL TAX

The subjects are in Band B. 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

The property has an energy rating of band E (41).

SERVICES

Mains services, telephone, private septic tank.

FIXTURES AND FITTINGS

Floor coverings and curtains are included in the sale price.

VIEWING

For an appointment to view telephone d and h on (01856) 872216.

PRICE

Offers over £170,000 are invited.



NOTES - These particulars have been prepared following an inspection of the property on the 12th July 2017 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date

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