



## New House Airon Road

, Sanday, KW17 2AZ

**Offers In The Region Of £155,000**



**UNDER OFFER** The chance to buy a small holding of 3.5 acres(approx) with a newly constructed house and various outbuildings and overlooking the sea and islands beyond. A suitable size to have livestock and grow food. The house has been completed to a high and efficient standard throughout and is due to be finished in August 2021. The property offers an open plan kitchen, living room and dining room, bedroom, utility room and bathroom all on the ground floor level. Parking on its private driveway along with a garden situated to the front and rear of the property. The property is surrounded by farmland and benefits from spectacular sea view. Sanday is an outer isle which is a short sea crossing or a 13 minute flight from mainland Orkney. It is currently one of the larger inhabited islands with around 550 people living there. Sanday sits on the north coast of Scotland and is famous for its sandy bays and clear water around it, along with a wealth of wildlife, heritage and archaeology. Sanday has a wonderful community spirit with a school, two well stocked shops, two pubs and a community hub. For the sporting enthusiasts there is a 9 hole golf course, football pitches, indoor sports hall, swimming pool and gym. There is a resident doctor and two nurses plus a garage/repair shop. During lockdown the island was self sufficient and supplies were plentiful. Further information can be found on [www.sanday.co.uk](http://www.sanday.co.uk)



## UTILITY 9'6" x 6'3" (2.9 x 1.9)

Positioned to the rear of the property with access out to the driveway.

## LIVING/KITCHEN/DINING ROOM 21'0" x 19'8" (6.4 x 6.0)

Situated to the front of the property with spectacular sea views towards the neighbouring island Eday is an open plan living/kitchen and dining room. A wonderfully bright area with the use of several windows and patio doors out to the front garden.

## BEDROOM 10'6" x 9'6" (3.2 x 2.9)

A spacious double bedroom positioned to benefit from the spectacular sea views on offer. Large built in wardrobe which is an optional extra.

## BATHROOM 7'3" x 7'7" (2.2 x 2.3)

Positioned to the rear of the property with a shower enclosure, washbasin, w/c and a heated towel rail.

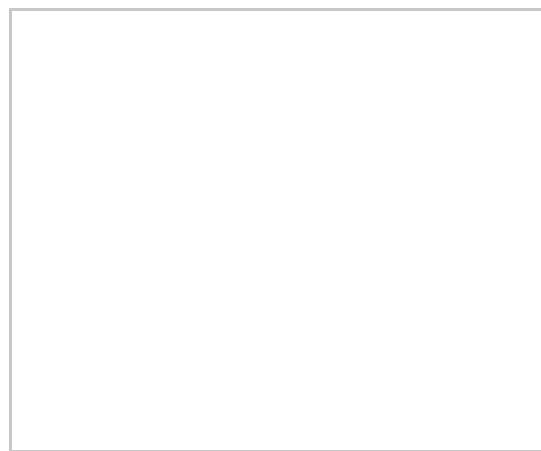
## GARDEN

Situated on a plot of approx. 3.5 acres and is fenced for livestock. The current owners have sheep and chickens. Sheds and outbuildings are included in the sale.

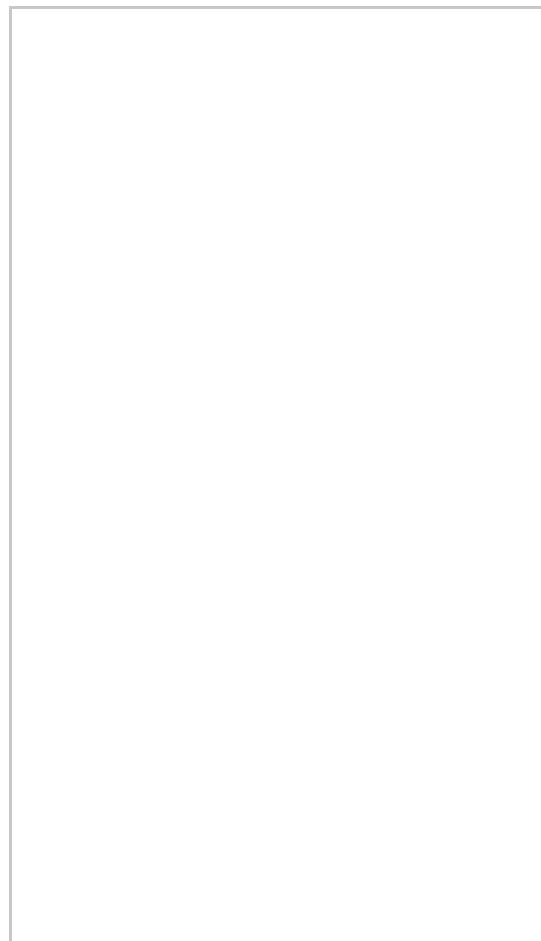
## ADDITIONAL INFORMATION

Heating - air to air heat source  
Floor space 66sqm  
Land size approx. 3.5 acres.  
uPVC windows and doors  
Box profile roof which comes with 35 years guarantee

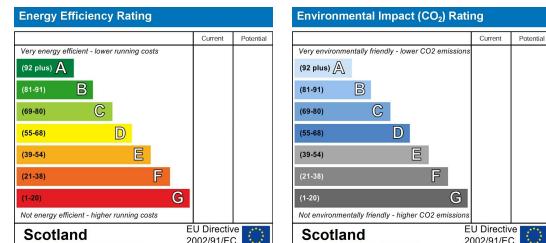
## Area Map



## Floor Plans



## Energy Efficiency Graph



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