

**CLOSING DATE SET FOR OFFERS
2PM WEDNESDAY 16TH SEPTEMBER 2020**



Appiehouse, extending to 1.84 acres or thereby, Sanday, KW17 2BW

Appiehouse is a well appointed spacious 2 bedroom dwellinghouse offering a high standard of accommodation. The attractive property is set in a mature garden and includes an adjoining field. Enjoys views across neighbouring farmland to the sand dunes at Tresness.

**OFFER OVER
£195,000**



- Oil fired under floor heating on ground floor and radiators on first floor.
- Wooden framed double glazed windows.
- Beamed ceilings in most rooms.
- Spacious dining area/kitchen with quality fitted units.
- Utility room and toilet on ground floor.
- Bathroom with shower cubicle, double ended bath and two wash hand basins on first floor.
- 2 double bedrooms.
- Studio/sun room with sink.
- Mature garden with lawns, trees, bushes, shrubs, greenhouse and store.

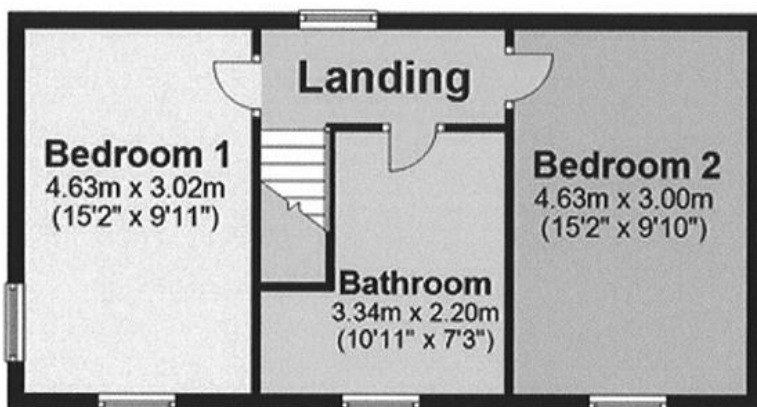


LOCATION

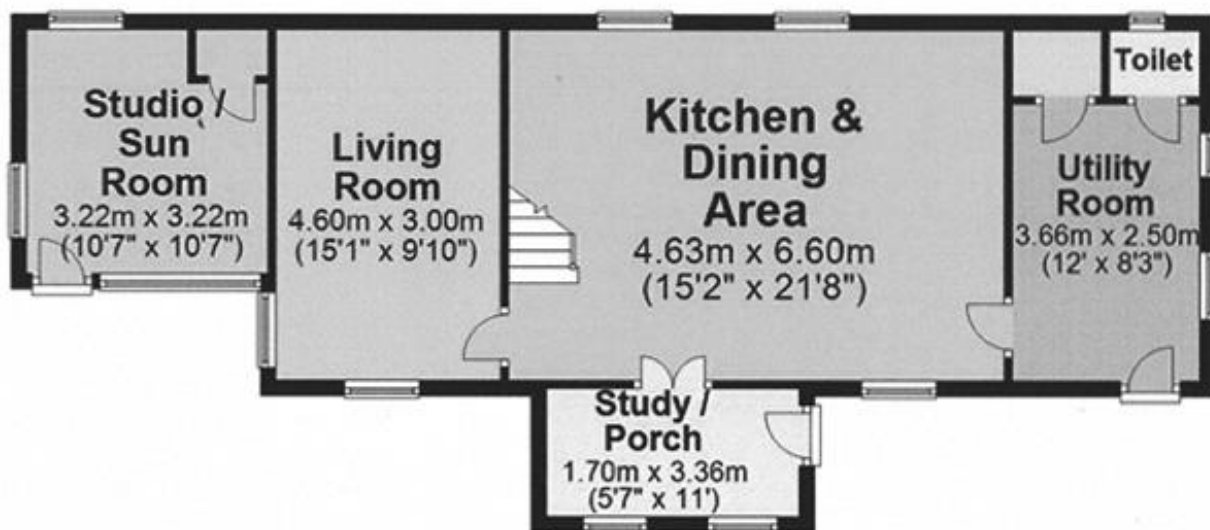
Appiehouse is situated close to Lady village on the picturesque island of Sanday. The amenities on the island include a junior secondary school, a swimming pool, hotel, general stores, post office and a 9 hole golf course.

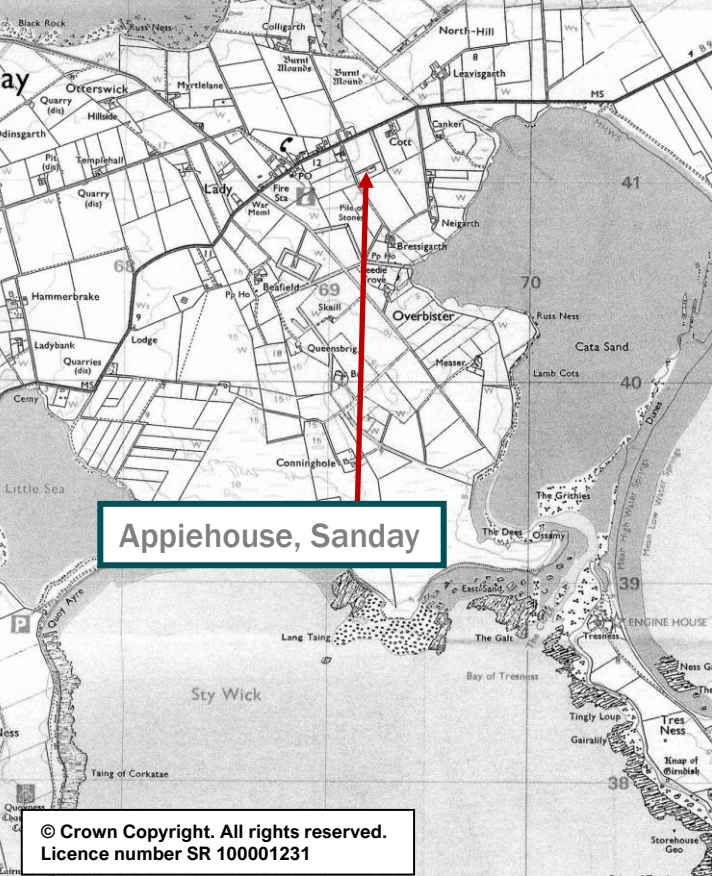


FIRST FLOOR



GROUND FLOOR





Appiehouse, Sanday

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SUN ROOM



UTILITY ROOM



BEDROOM 1



BEDROOM 2



SERVICES - Mains water, electricity. Private septic tank.

COUNCIL TAX BAND – Band T.B.C.

RATEABLE VALUE - £800.00

ENERGY PERFORMANCE RATING – Band C.

ENTRY – Early entry available.

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 £195,000
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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DJMF

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.