



ORKNEY PROPERTY CENTRE

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**Skedgibist, Sanday
KW17 2BA
Offers over £95,000**



Skedgibist is a two bedroom dwellinghouse complete with an excellent range of outbuildings and approximately 5 ½ acres of land extending to the foreshore.

Accommodation comprises Living room, Kitchen, Shower room and two Bedrooms .

The property may particularly appeal to those with horses or livestock.

Situated on the picturesque island of Sanday with its beautiful sandy beaches. Amenities on the island including a junior and secondary school, community centre with swimming pool, general stores, two hotels and a post office.

Entrance Porch and Hallway

An outer entrance porch leads into the hallway which is carpeted and has a radiator.



Living room

4.58m x 2.81m (15ft x 9ft 3")

The living room is carpeted and benefits from a window to the front and one to the side. Wooden fire surround with an electric fire. Two radiators.



Kitchen

3.18m x 2.99m (10ft 5" x 9ft 10")

The kitchen has floor and eye level units, sink and a drainer along with a full height cupboard. Plumbed for a gas cooker. Space for a fridge freezer and a washing machine. Radiator.

Inner Hallway

Offering access from the living room to the shower room and the kitchen. Telephone point.

Shower room

2.11m x 1.77m (6ft 11" x 5ft 10")

Wet style shower room. Modesty glazed window. Radiator.





Bedroom 1

4.47m x 2.73m (14ft 8" x 9ft)

This spacious double bedroom has a window to the front and one to the side of the property. Tiled fireplace providing a feature. Vinyl flooring. Radiator.

Bedroom 2

3.47m x 2.44m (11ft 5" x 8ft 1")

This double bedroom has vinyl flooring and a window to the side. Radiator.



Outbuildings

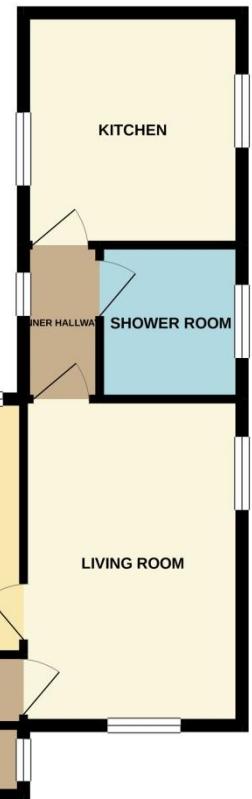
- 1 - 5.76m x 3.18m (18ft 11" x 10ft 5")**
- 2 - 13.20m x 3.79m (43ft 4" x 12ft 5")**
- 3 - 11.50m x 4.26m (37ft 9" x 14ft)**
- 4 - 15.06m x 7.02m (49ft 5" x 23ft)**
- 5 - 12.22m x 6.73m (40ft 1" x 22ft 1")**

Outbuildings 2, 3, 4 and 5 are all interconnected and have lighting.



Garden area to the side of the property with the land extending approximately to 5½ acres situated to the rear with a further area of rough land extending to approximately 1¼ acres also included in the sale.

Services - Mains water and electricity, Telephone, Private septic tank



Council Tax – Band A. This may be reassessed when the property is sold.

- **Energy Performance Ratings** – Band F
- **Viewing arrangements** – Please contact Orkney Property Centre to view
- **Entry** – By arrangement
- **Fittings & fixtures** - All floor coverings, light fittings, gas cooker and fridge freezer are included in the sale.
- **Price** – Offers over £95,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

Orkney Property Centre has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of March 2021. All measurements are approximate sizes only. Orkney Property Centre will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.