



Airon Road, Sanday, KW17 2AZ

Offers Over £160,000

New Dawn is a beautifully positioned small holding with 3.5 acres and panoramic sea views located on the scenic island of Sanday.

The house is approximately three years old and has views over the countryside from every window. The accommodation comprises a spacious kitchen/ living/ dining space with patio doors to the garden, double bedroom, shower room and utility room.

The land is laid to grass and has a dry stone dyke on three sides. There are several outbuildings, a greenhouse and a ruinous longhouse with potential to provide more outdoor space.

Sanday is the third largest Orkney Island, situated to the north east of the mainland and has a population of around 500 people. The community benefits from a well stocked shop and a thriving junior high school.

Travel to Sanday is by ferry or plane from Kirkwall.

Electricity: Mains
Water: Mains
Drainage: Septic Tank
Heating: Air source

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We received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

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If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

VIEWINGS

By appointment only, arranged through K Allan Properties.

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DISCLAIMER

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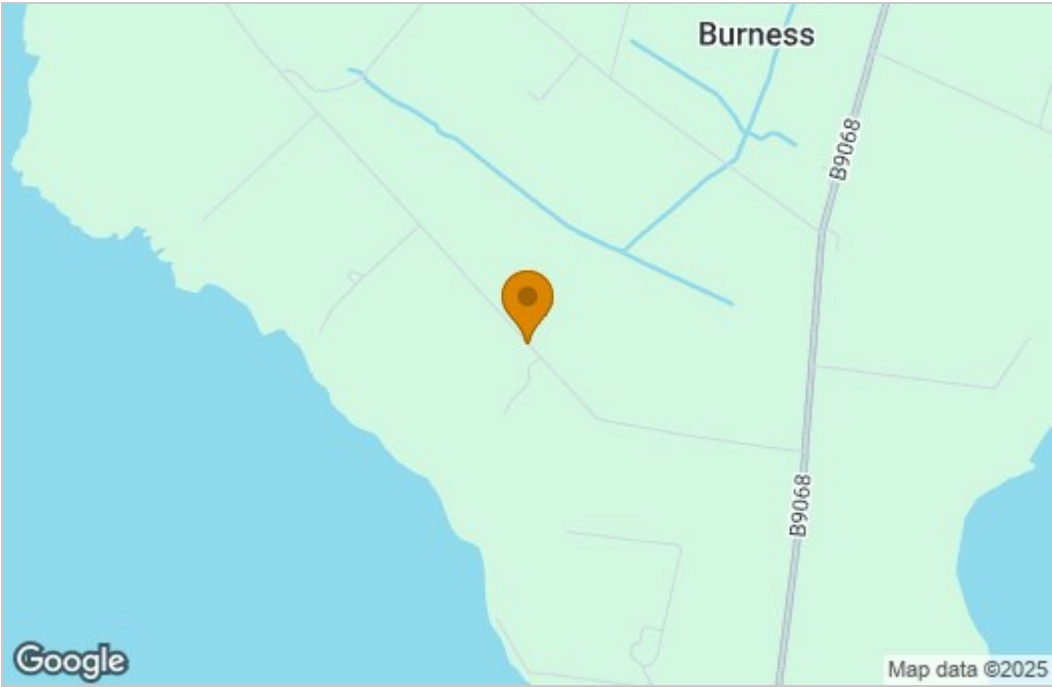
Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

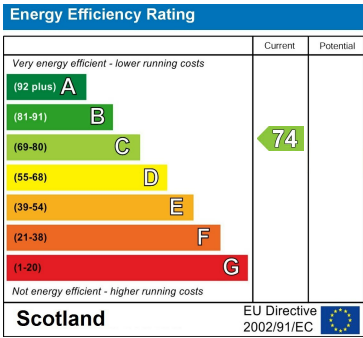
Floor Plan



Area Map



Energy Efficiency Graph



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