



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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VIEWINGS

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DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed.

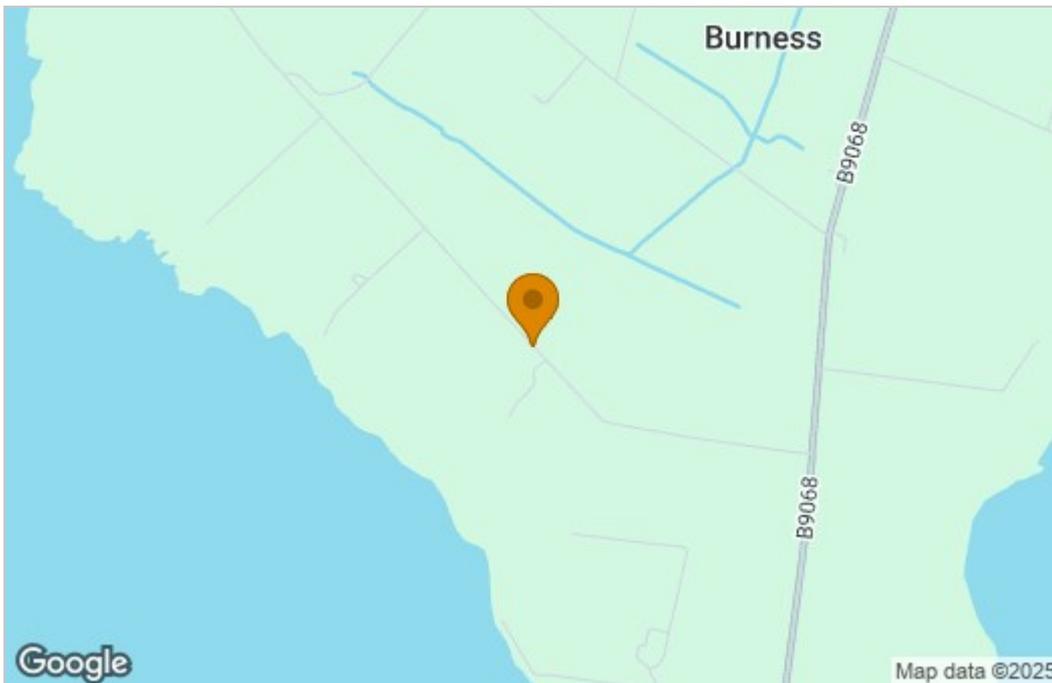
Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

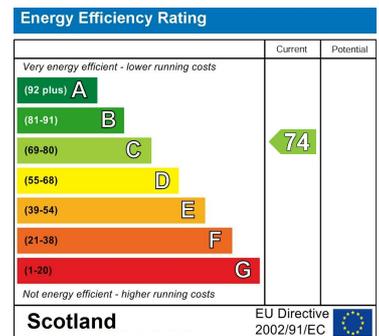
Floor Plan



Area Map



Energy Efficiency Graph



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