

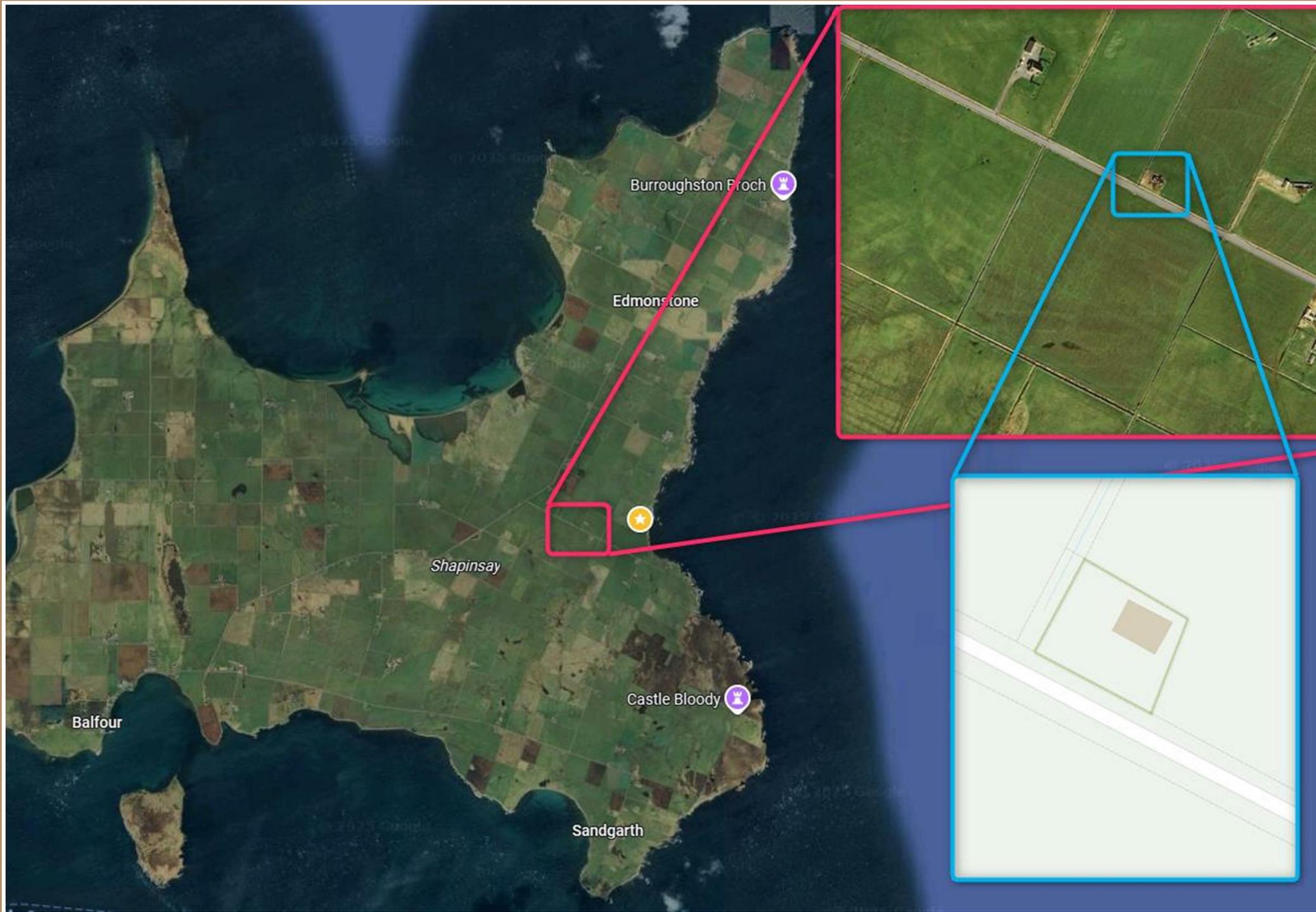


Anchor Cottage, Shapinsay, Orkney, KW17 2DZ

Offers Over £35,000



ALLAN PROPERTIES



Offers Over £35,000

Anchor Cottage Anchor Cottage

Orkney, KW17 2DZ

Welcome to Anchor Cottage, a detached property nestled on the scenic island of Shapinsay. Ideally positioned adjacent to the public road, the cottage enjoys sweeping views over the surrounding farmland and out towards the sea.

Currently uninhabitable and without services, the property presents a rare opportunity for redevelopment. It is understood that mains water runs through the land, and an electrical connection is available approximately 200 metres away.

Subject to the necessary planning consents from Orkney Islands Council, the cottage may be suitable for renovation, extension, or replacement with a new dwelling. Shapinsay is easily accessible via a regular ferry service from Kirkwall, with schedules available on the Orkney Ferries website. The island offers a peaceful lifestyle with essential amenities including a primary school and a local shop with a post office.

Early viewing is highly recommended to fully appreciate the potential and lifestyle this unique location has to offer.



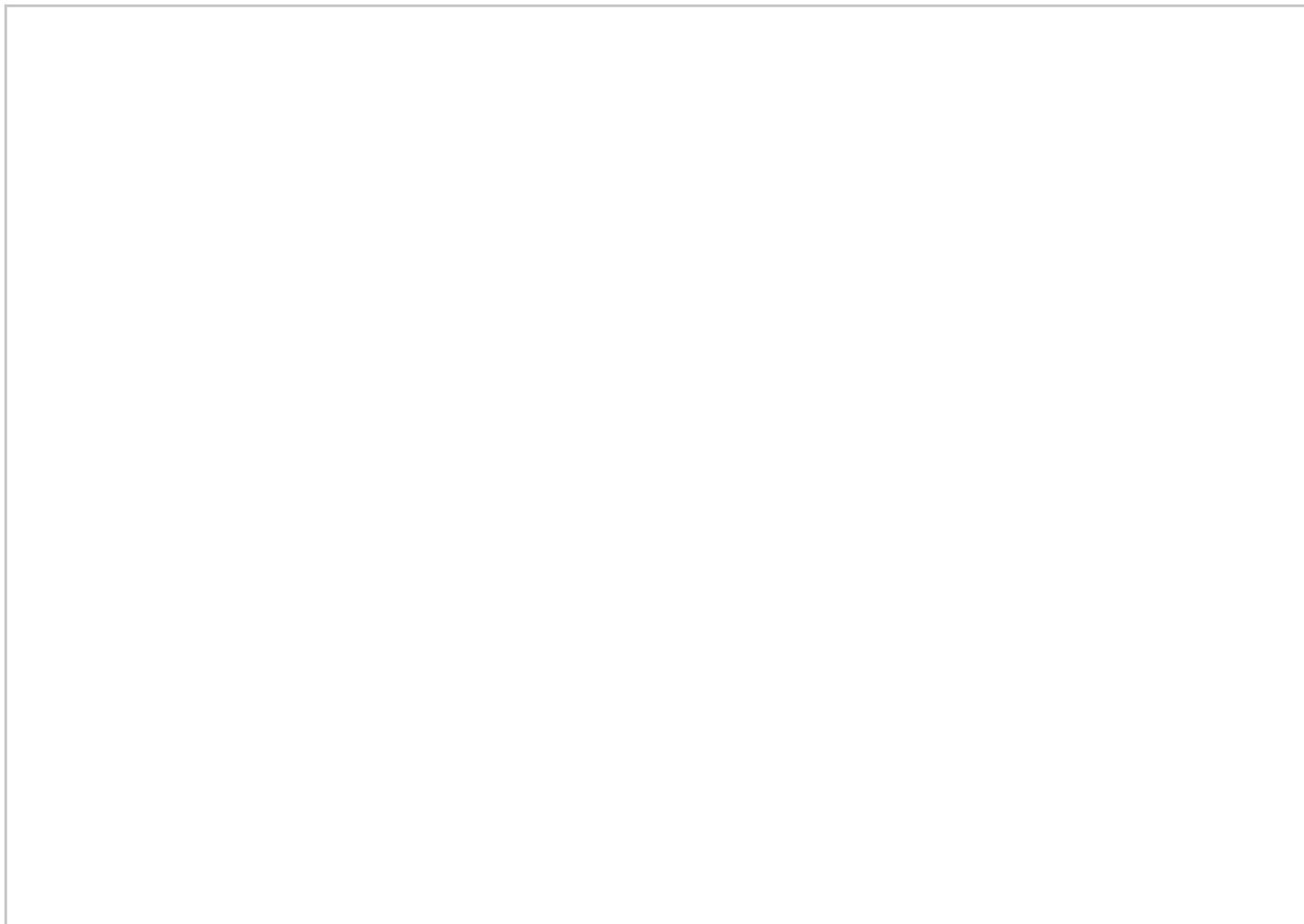


Directions





Floor Plans



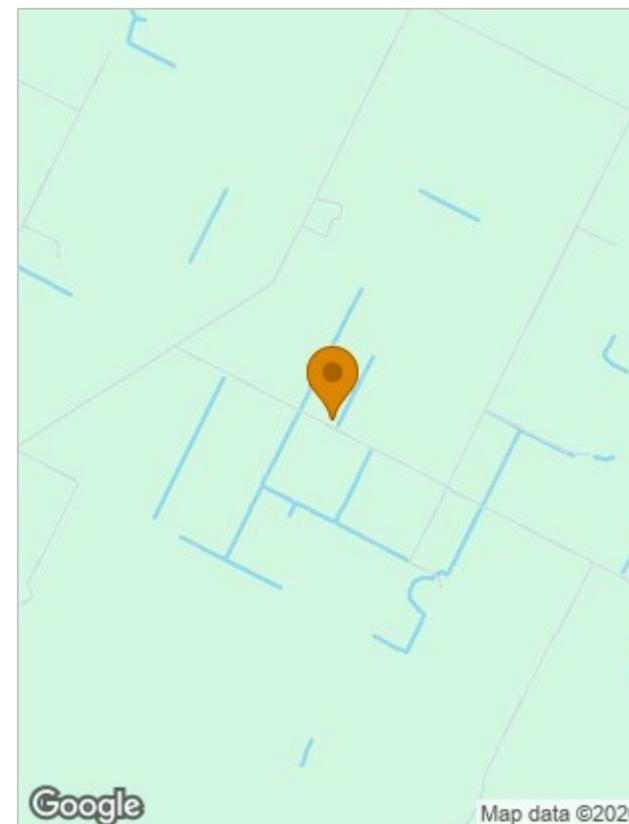
Viewing

Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	