



Lands of Pulkitto and Bruar, Evie, KW17 2PQ

Offers Over £350,000

Welcome to Pulkitto, South Pulkitto and Bruar. Together they form a 19.86 hectare small holding located in the Parish of Evie in the West Mainland of Orkney.

Pulkitto, the main property is in need of modernisation and has the potential to be a beautiful family home. South Pulkitto and Bruar offer development opportunities, subject to the relevant permissions.

Once a much loved family home, the main dwelling of Pulkitto comprises an entrance hall, living room, kitchen/dining, 3 bedrooms and a bathroom. The secluded garden benefits from a lovely view over farmland then across the bay at Woodwick to the Islands of Gairsay, Rousay and Wyre.

The land at Pulkitto extends to 19.86 hectares (49.05 acres) in total, divided in to 8 fields which are currently let for summer grazing. The land is eligible for the Basic Payment Scheme and Less Favoured Area Support scheme. Entitlements for 17.77 hectares of region 1 and 1.58 hectares of region 2 land are included in the sale.

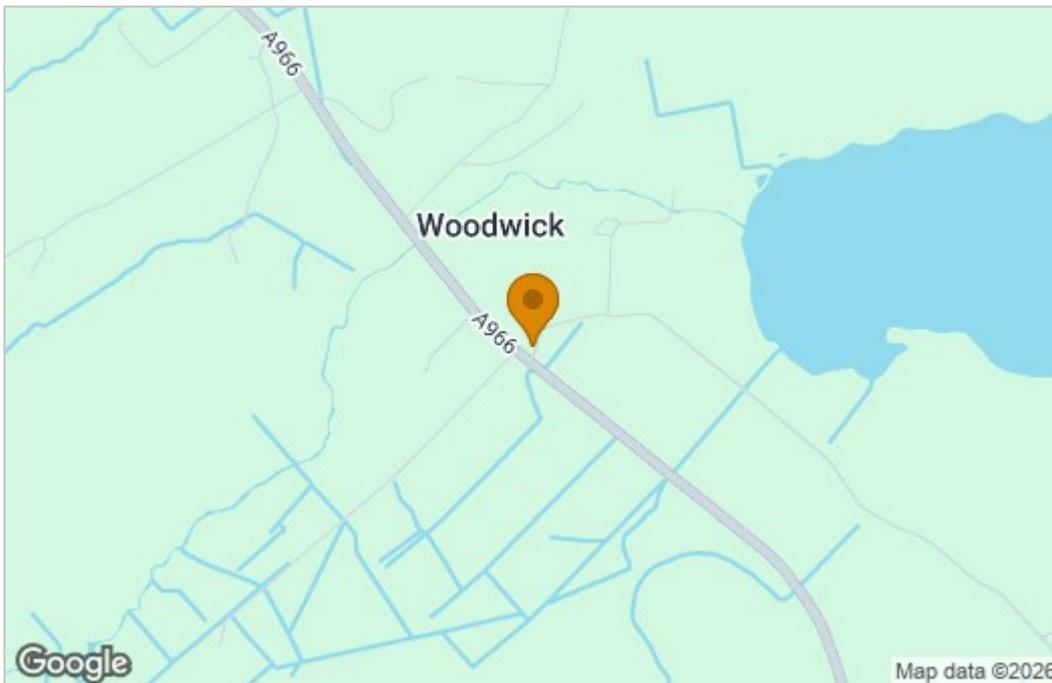
The Parish of Evie is on the North East side of the West Mainland of Orkney, between Birsay and Rendall, with the coastline looking out to Gairsay and Rousay. The village of Evie is approximately 15 miles from both Kirkwall and Stromness. It benefits from a well stocked shop, Bistro/Bakehouse and primary school.

Please contact our team to discuss Pulkitto in more depth.

Floor Plan



Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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