



, Eday, KW17 2AB  
Offers Over £50,000





# Crowbar

Eday, KW17 2AB

- DEVELOPMENT OPPORTUNITY
- OVERLOOKING FARAY AND WESTRAY
- VIEWING IS RECOMMENDED
- POSITIONED ON THE COAST OF EDAY
- SPECTACULAR VIEWS ON OFFER
- A HOME REPORT IS NOT REQUIRED FOR THIS PROPERTY

Welcome to Crowbar, a detached development opportunity on the beautiful island of Eday. The property is benefits from water and electric along with approx 1 acre of land along the coast of the island. The views on offer are truly spectacular and viewing is recommended to fully appreciate the location of this development opportunity.

The views on offer are towards the island of Faray and Westray. On a clear day it's possible to see over to the top of Rousay.

Eday lies in the heart of the north isles of Orkney, and is known best for its wildlife and archaeology. The island also offers sandy beaches, spectacular clifftop views and a relaxing pace of island life. Travel to Eday consists of a daily ferry service from Kirkwall, and inter-isle flights from Kirkwall Airport.





Directions





Floor Plans



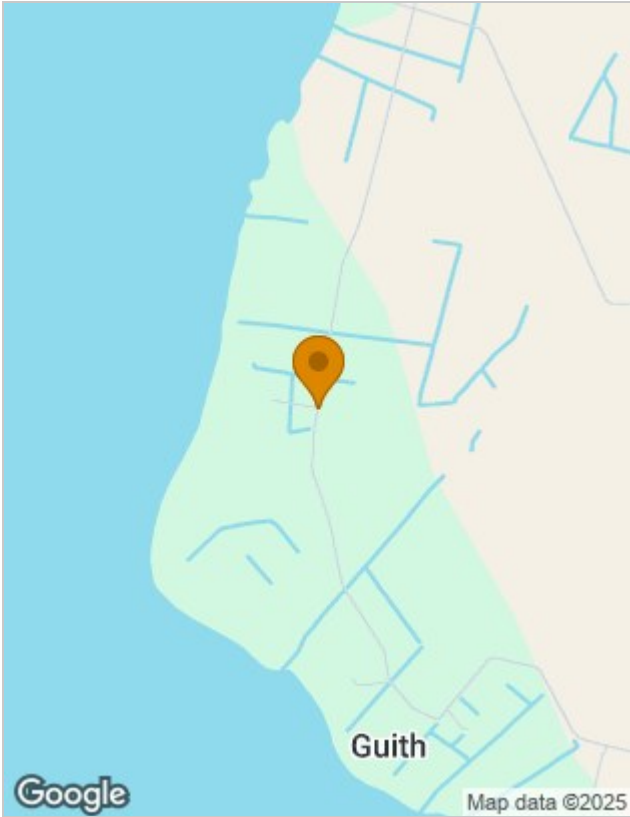
Viewing

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 |
| 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 |           |