



## **Russness Manse, Sanday, Orkney, KW17 2BP**

**Offers Over £140,000**

K Allan Properties is delighted to present this former Kirk and Manse to the market. Russness Manse and Kirk are situated on the island of Sanday, and benefit a clear water bay just walking distance from their front door., as well as a lovely, community lifestyle.

Sanday is an outer isle which is a short sea crossing or a short flight from mainland Orkney. It is currently one of the larger inhabited islands. Sanday sits on the north coast of Scotland and is famous for its sandy bays and clear water, along with a wealth of wildlife, heritage and archaeology. Sanday has a wonderful community spirit with a school, two well stocked shops, two pubs and a community hub. For the sporting enthusiasts, there is a 9 hole golf course, football pitches, indoor sports hall, swimming pool and gym. There is a resident doctor and two nurses plus a garage/repair shop.

The properties require modernisation, and would make an amazingly unique renovation opportunity.

## RUSSNESS MANSE

Russness Manse is set in a walled garden, facing the nearby beach, and offers accommodation over 2 floors.

Ground floor comprises of Entrance Hall, Living room and Dining room to the front of the property, with a Kitchen, a small Bedroom and Bathroom to the rear of the property. The house has uPVC windows and doors, and is securely locked.

\*\*Due to the unknown conditions of the stairs and the stability of the first floor/ground floor ceilings at the time of photographs, a decision was made not to enter the first floor for the safety of our agent.

## RUSSNESS KIRK

Russness Kirk is situated to the side of Russness Manse, and faces the nearby beach.

The Kirk comprises of Vestibule, which leads to a small Meeting Room, and the main Kirk Hall.

## SERVICES

Electricity: Mains

Water: Mains

Drainage: Unknown

Telephone: Connected

Heating: Unknown

## COUNCIL TAX BAND - A

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email  
info@kallanproperties.co.uk

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON  
OUR WEBSITE

## 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

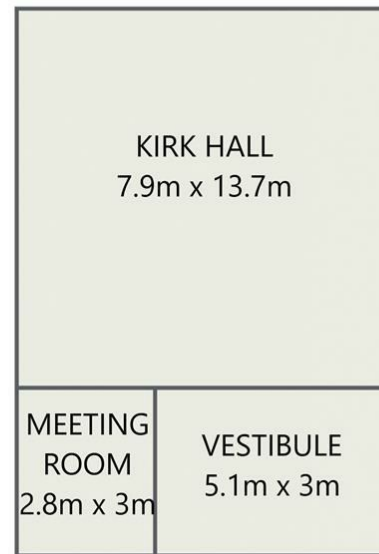
tested electricity, gas or water services or any appliances. Photographs have been taken with a wide angle lens. Council tax bandings may change after a sale.

## Floor Plan

### RUSSNESS MANSE



### RUSSNESS KIRK

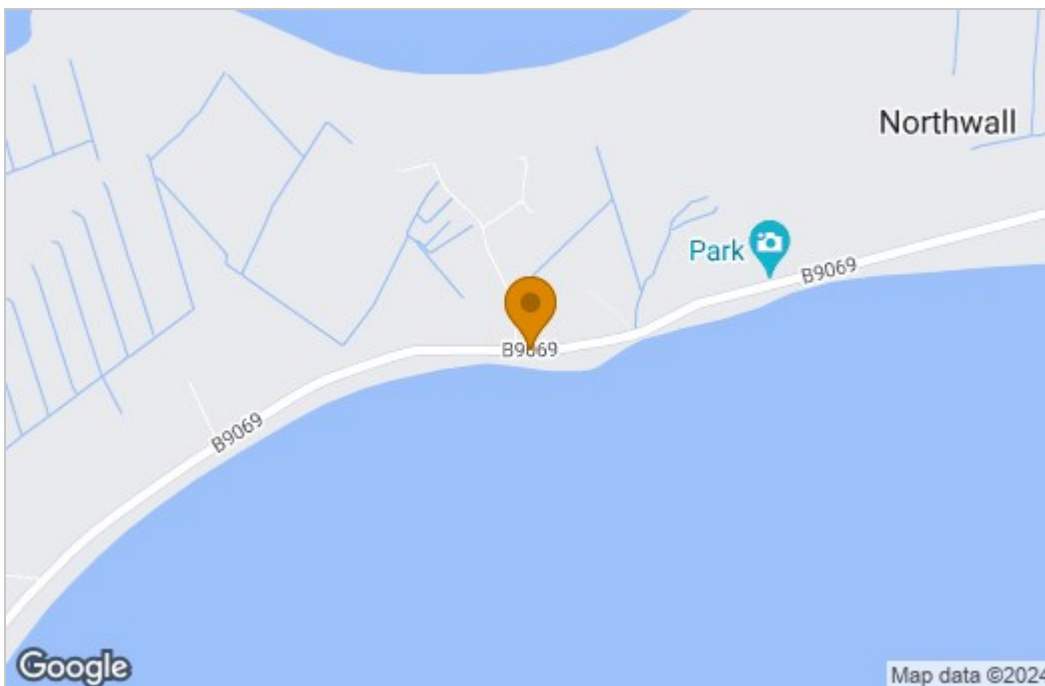


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**Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at the time of print.**



## 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			
<b>Scotland</b>		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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