



Cottonhill, Evie, Orkney, KW17 2PJ

Offers Over £65,000





# Cottonhill

Orkney, KW17 2PJ

- Potential building plot with outlined planning in place
- Virtual tour available
- Close to local amenities
- Rural lifestyle
- Call 01856 876377
- Elevated positioning
- Small community lifestyle
- Stunning sea views
- For more information
- or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

K Allan Properties are delighted to bring this potential building plot to the market, which has spectacular panoramic sea views towards Rousay and has Westray in the distance. The plot is approx. a quarter of an acre with additional land available at separate negotiations. It is believed that services are close by and water may require a bore hole instalation. To discuss this plot please call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

Positioned in the Parish of Evie which is a short drive from Dounby and Finstown. Evie has a Primary School, and village shop with the additional bonus of Dounby Village close by. Dounby benefits from a wide range of local amenities such as a primary school, doctors' surgery, supermarket with garage and a chemist.

This building plot now has outlined planning in place - 23/204/PIP

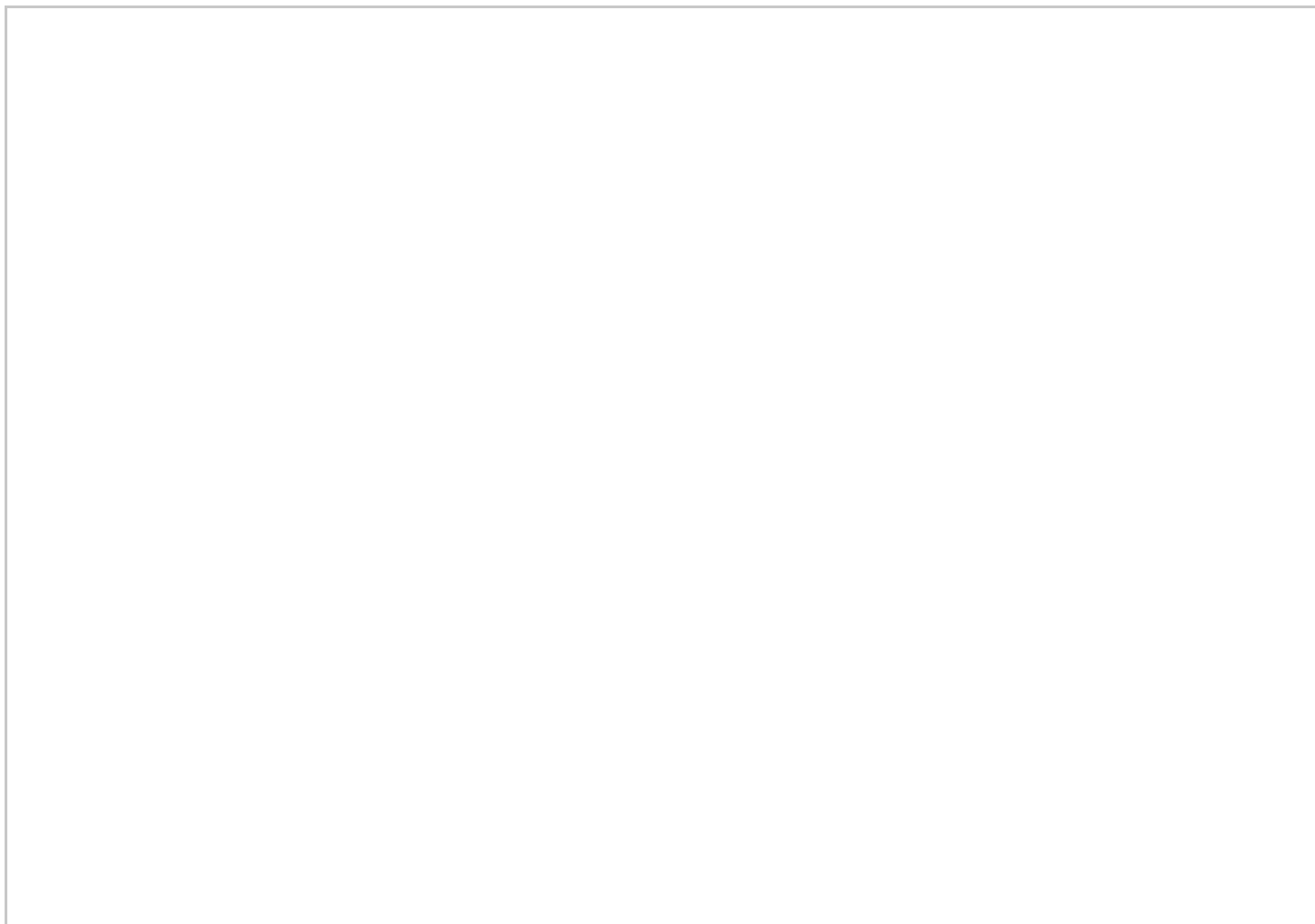


## Directions

Take the Burgar Hill turning which is on the left hand side when coming from the Finstown direction. Follow the road up around the right hand bend and around the next left bend, continue along this road until you will see a K Allan Properties sign on the right hand side.



## Floor Plans



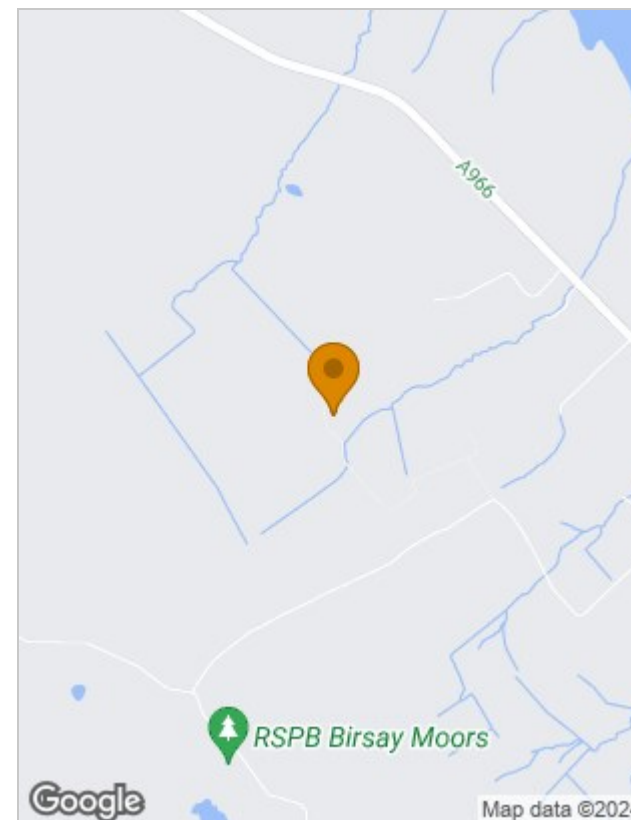
## Viewing

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	