



Windbreak, Flotta, Orkney, KW16 3NP

Offers Over £160,000





K Allan Properties

# Windbreak Windbreak

Orkney, KW16 3NP

- FLOTTA CROFT
- 32.87 ACRES
- ISLAND LIFESTYLE
- FOR MORE INFORMATION CONTACT K ALLAN PROPERTIES
- 3 BEDROOM COTTAGE
- PANORAMIC SEA VIEWS
- 360 VIEWING AVAILABLE
- PLEASE NOTE A HOME REPORT IS NOT REQUIRED FOR THIS PROPERTY DUE TO BEING A REGISTERED CROFT.

K Allan Properties are delighted to present this beautifully positioned freehold dwelling, on the sheltered coast of the beautiful Orkney island of Flotta. Windbreak is positioned overlooking The Pan Bay, with a beautifully elevated sea view.

Windbreak consists of a spacious family home with entrance porch, living room, kitchen, 3 generous sized bedrooms, and a shower room. The croft also consists of various outbuildings. The current owners receive subsidised funding on the land for wildlife.

Extensive improvements have recently been made to the property, including a new air source heating pump, new radiators and piping throughout, new cavity wall insulation, loft insulation and solar panels installed.

PLEASE NOTE A HOME REPORT IS NOT REQUIRED FOR THIS PROPERTY DUE TO BEING A REGISTERED CROFT.



[ABOUT THIS CROFT](#)

[WHERE IS WINDBREAK?](#)

[COUNCIL TAX BAND - A](#)

[SERVICES](#)

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[VIEWINGS](#)

[OFFERS TO](#)

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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

