



## Hoolan, Toab, Orkney, KW17 2QG

Offers Over £395,000

K Allan Properties are delighted to bring this detached 4 bedroom, newbuild property to the market, which is due to be complete around July 2024. This development is being erected by F. Laird Joinery and is carefully positioned to capture the spectacular views on offer on the plot which extends to approx. 1500m<sup>2</sup>. The modern newbuild is designed with efficiency in mind, with a highly insulated interior, air source underfloor heating and a air recovery system. The spacious detached property, which benefits from a panoramic sea view, is situated in Toab on the East Mainland of Orkney. The property comprises of 4 bedrooms, one of which features an en-suite and walk in wardrobe, living room, kitchen/dining/family room, bathroom, utility room and an integral garage with electric up and over door.

Dingshowe beach is situated a short distance from the property.

Catchment area schools are St Andrews Primary School and Kirkwall Grammar School.

### ATTENTION TO DETAIL FEATURES

French doors in the family room leading out to a patio area

Feature seating and storage in the front entrance hall

Multi fuel stove in the living room with built in storage and shelving either side

Space for an integrated wall mounted TV in the living room

### COUNCIL TAX - NOT YET BANDED

### SERVICES

Electricity: Mains

Water: Mains

Drainage: Septic tank

Heating: Air to water underfloor heating

Heat recovery system

### VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

### BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents.

We received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

The very best agents are listed in The Best Estate Agent Guide - a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

### OFFERS

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 may have been taken with a wide angle lens.



