



## **New House, Minora, Harray, KW17 2JT**

**Offers Over £395,000**

Welcome to this stunning new build development opportunity, located in the picturesque Parish of Harray on the West Mainland of Orkney. The spacious detached house, is presented to the market off-plan by the reputable developer Sean Stanger Joinery & Building, and offers a perfect blend of modern living and tranquillity.

Imagine as you step inside, you are greeted by a spacious entrance hall, two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts four well-proportioned bedrooms, providing ample space for a growing family or those in need of a home office.

One of the standout features of this development is the vaulted ceiling. Another will be the garage, perfect for keeping your vehicles secure and protected from the elements. Additionally, the property will offer parking space for up to 5 vehicles, ensuring convenience for you and your guests.

Spanning across 1,433 sq ft, this property will offer a generous amount of space for you to make it your own. Whether you enjoy hosting gatherings or simply need room to unwind, this house will be sure to cater to all your needs.

Don't miss the opportunity to own this exceptional development in a sought-after location. Contact us today to arrange a viewing the plot and taking the first step towards making this development your dream home.

#### COUNCIL TAX BAND - TBC

#### SERVICES UPON COMPLETION

Water - Mains

Electricity - Mains

Drainage - Septic tank

Garden and off-road parking

#### 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.

#### VIEWINGS

By appointment only, arranged through K Allan Properties.

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

#### 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.

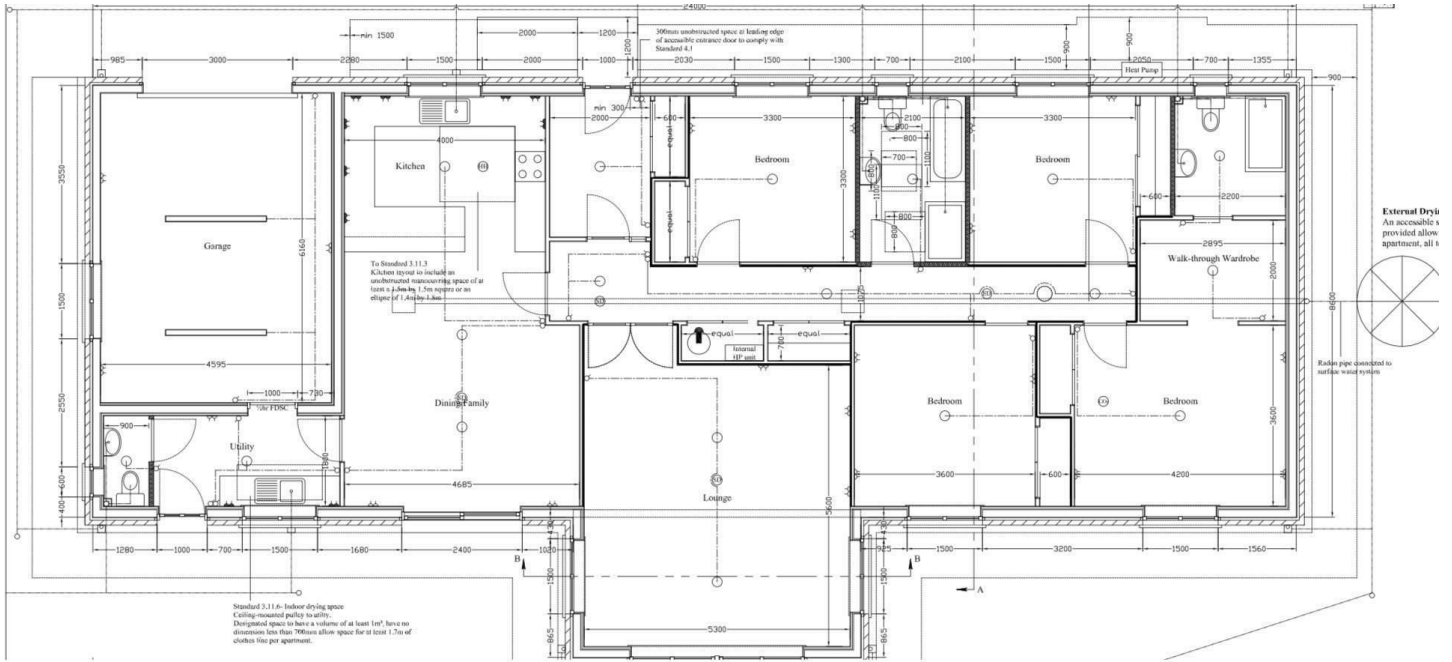
Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

#### OFF-PLAN

This property is presented to the market off-plan.

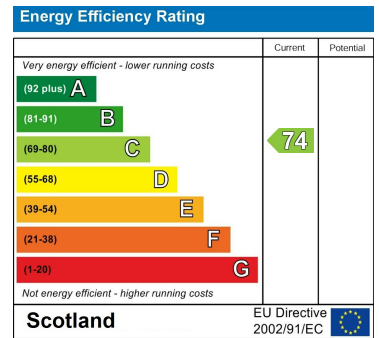
# Floor Plan



# Area Map



# Energy Efficiency Graph



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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