



## Plot 1 (Near Burnbank), Hillside Road, Stromness, KW16 3HR

**Offers Over £340,000**

A stunning new build development opportunity awaits in the perfect location of Stromness. This spacious detached house, presented off-plan by the reputable developer Sean Stanger Joinery and building, offers a canvas for your dream home. With endless possibilities to customise and create a space that truly reflects your style, this property is a rare find. Don't miss the chance to be part of this exciting project and make this house your own and benefit from panoramic countryside views and a newbuild property close to all of the local Stromness amenities.

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

## COUNCIL TAX - BAND TBC

## SERVICES TBC UPON COMPLETION

Garage - Electric door

Water - Mains

Electricity - Mains

Drainage - Septic tank

Garden, private garage 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

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

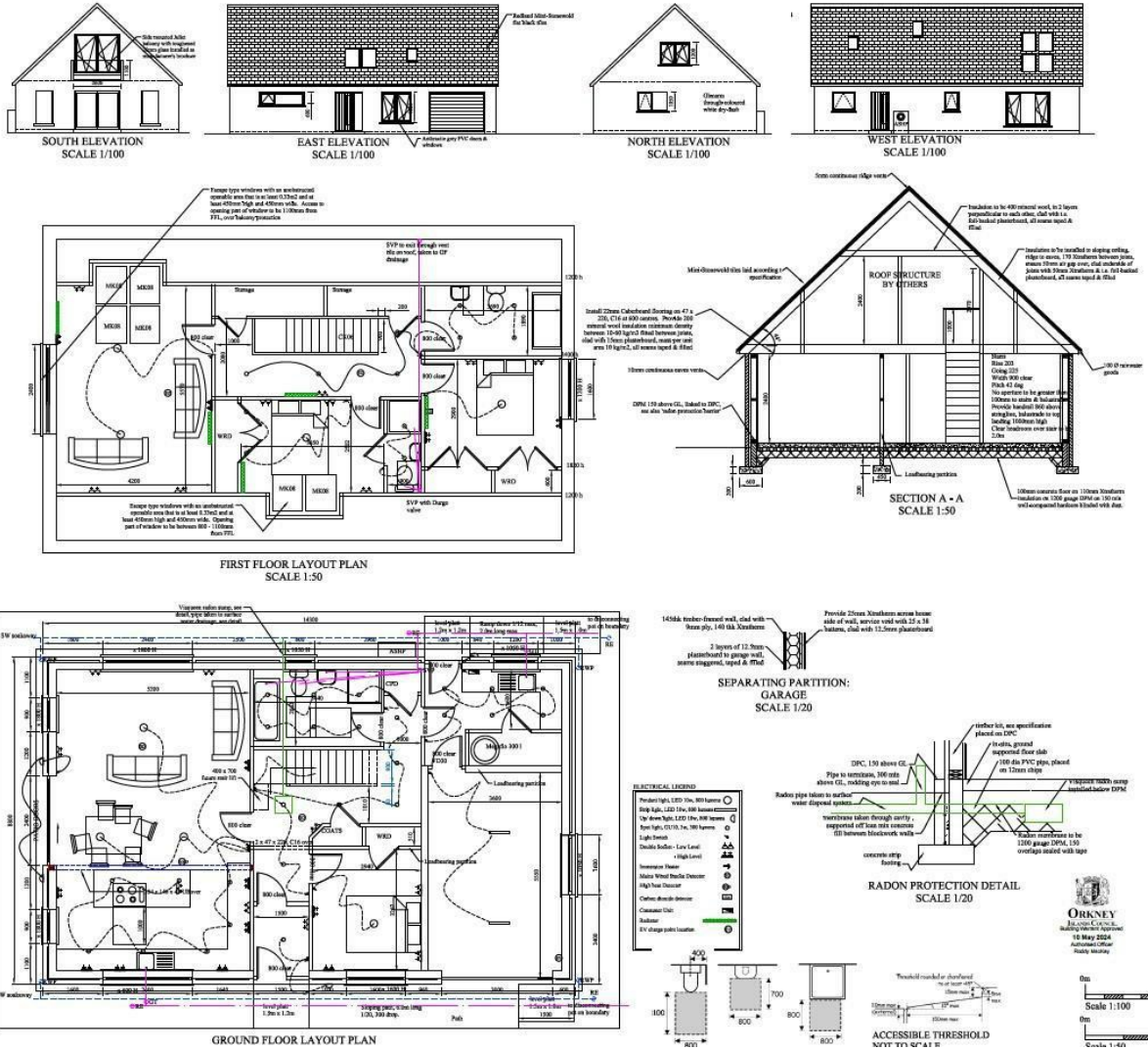
## DISCLAIMER

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.

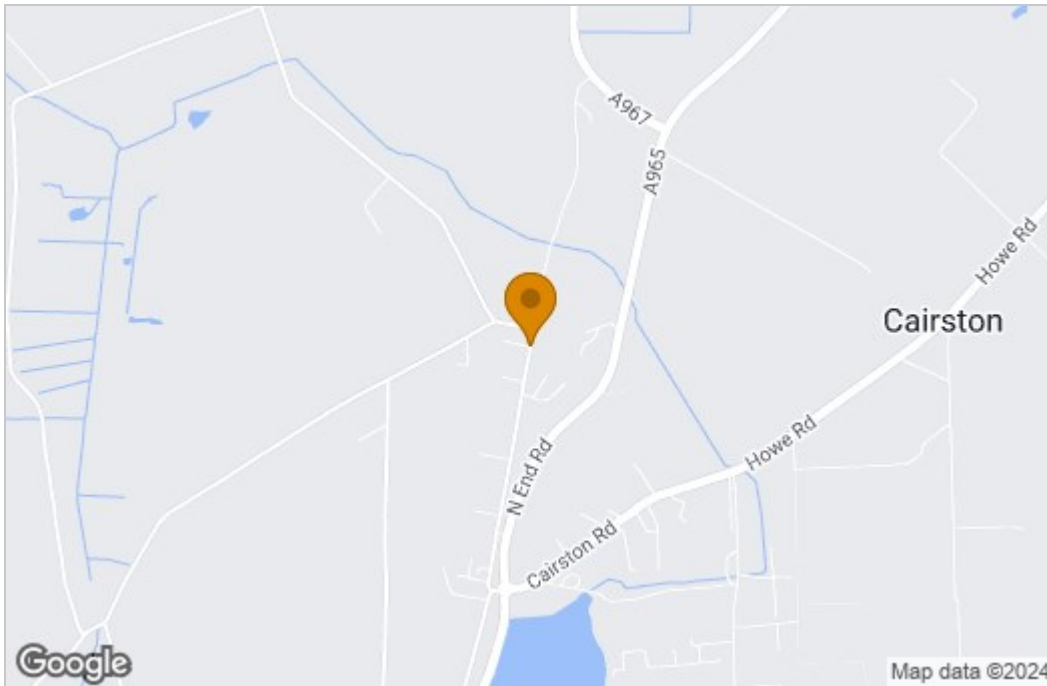
## OFF-PLAN

This property is presented to the market off-plan.

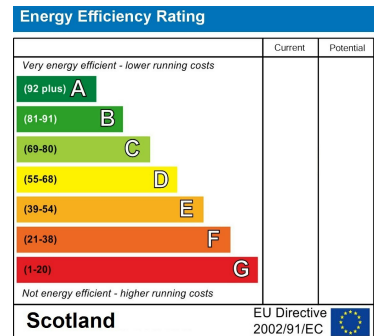
# Floor Plan



# 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 these 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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