



Newbuild by Esgar, Dounby, Orkney, KW17 2HX

Offers Over £350,000



4



3



2





# Newbuild by Esgar Newbuild by Esgar

Orkney, KW17 2HX

K Allan Properties are delighted to bring this detached 4 bedroom, new build property to the market, which is due to be complete around spring/summer 2025. This development is being erected by RS Stanger Building Contractors. The modern newbuild is designed with efficiency in mind, with a highly insulated interior and air source underfloor heating on the ground floor with radiators on the first floor. The spacious detached property, which benefits from a rural view, whilst being conveniently positioned in the village of Dounby, close to local amenities. The property comprises of 4 bedrooms, one of which features an en-suite shower room and walk in dressing room, living room, spacious open plan kitchen/dining and family area, bathroom, utility room, storage and a detached garage.





Directions





## Floor Plans

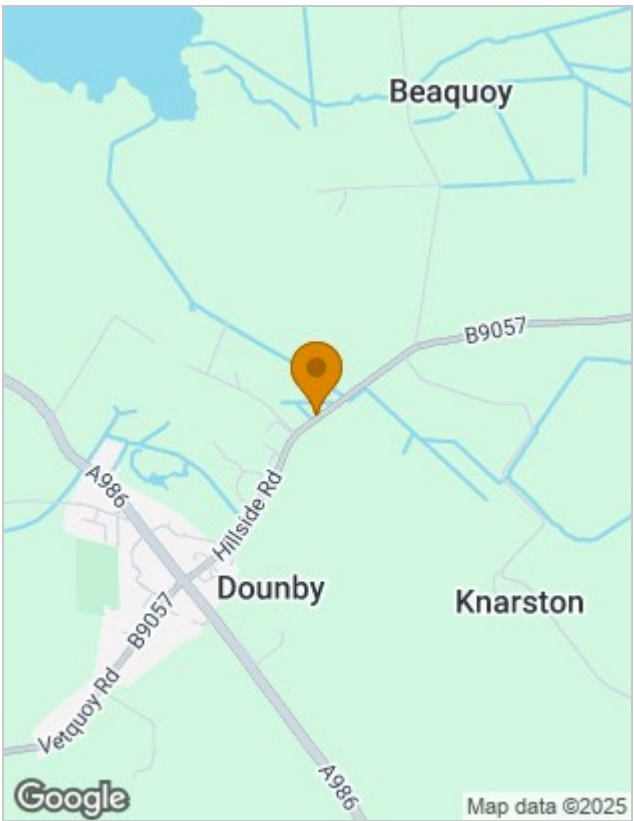


## Viewing

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.

## Location Map



## Energy Performance Graph

| Energy Efficiency Rating                                                                                                                                                                                                    |  | Current                            | Potential                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|---------------------------------------------------------------------------------------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  |                                    |                                                                                       |
| <p>Not energy efficient - higher running costs</p>                                                                                                                                                                          |  |                                    |                                                                                       |
| <p><b>Scotland</b></p>                                                                                                                                                                                                      |  | <p>EU Directive<br/>2002/91/EC</p> |  |