



# New House, 20 Breckan Brae, St Mary's, Holm, KW17 2RR

FIXED PRICE £325,000



This recently completed, highly energy efficient, 4-bedroom detached dwellinghouse offers a high standard of spacious family accommodation.

Of I.C.F (insulated concrete framework) construction with integrated solar panels heating the domestic hot water.

Quality kitchen and bathroom suite, professionally painted and in walk-in condition.

NHBC 10-year Buildmark warranty available.

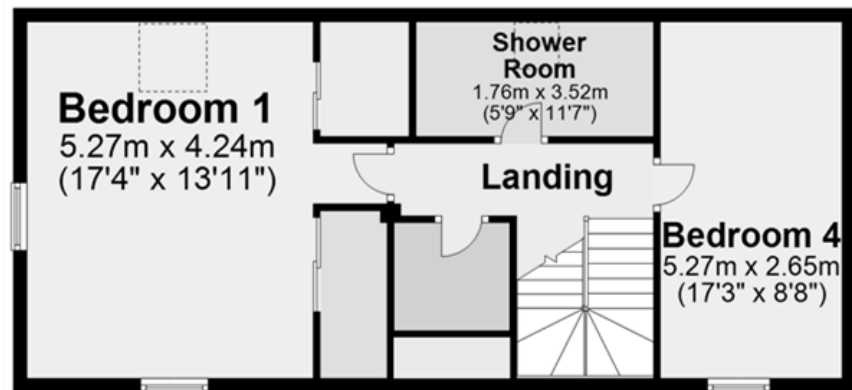
Driveway to front, large enclosed rear garden to lawn.

- UPVC framed double glazed windows.
- Electric Dimplex Quantum and panel heaters.
- Integrated solar panel assisting the heating of the domestic hot water.
- NHBC 10-year Buildmark warranty available.
- Professionally painted, in walk-in condition.
- Spacious living room.
- Quality kitchen with integral hob, cooker hood, oven, fridge/freezer, dishwasher, plumbing for a washing machine and dining area with patio doors.
- White bathroom and shower room suites.
- Built-in wardrobes with sliding mirror doors in bedroom 1.
- Fitted wardrobe in bedroom 2.
- Tarmac parking area to front.
- Enclosed rear garden to lawn.
- £60 annual landscaping fee to maintain the landscaped areas adjacent to the development with a £200 floating charge payable on handover.

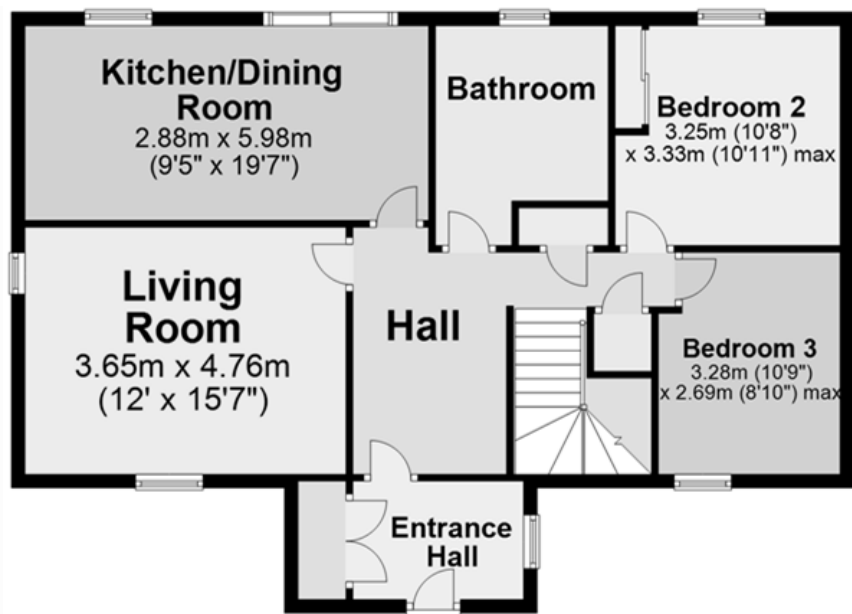
**LOCATION**

20 Breckan Brae is situated in a popular modern housing development on the outskirts of St Mary's, Holm. There are school buses to the St Andrew's Primary School and Kirkwall Grammar School. There are also buses to both Kirkwall and St Margaret's Hope.



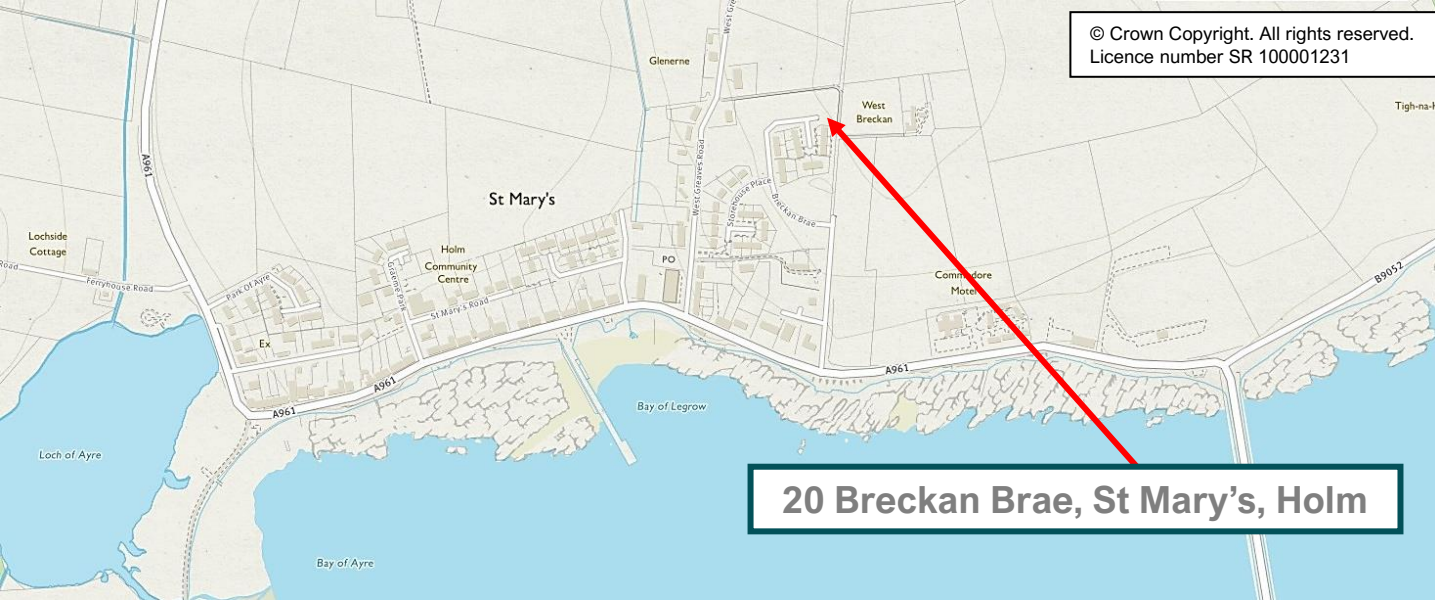


**FIRST FLOOR**



**GROUND FLOOR**

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**20 Breckan Brae, St Mary's, Holm**



**EJP**

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

**SERVICES** – Mains services.

**COUNCIL TAX BAND** – T.B.C

**ENERGY PERFORMANCE RATING** – Band C.

**ENTRY** – Early entry available.

**IMAGES** – The interior images are taken from previous builds and are only representative of the property.

**PRICE** – Fixed Price - £325,000

**Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.**

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