



# New House, Site 1, Annfield, Tankerness, KW17 2QP

OFFERS OVER £325,000





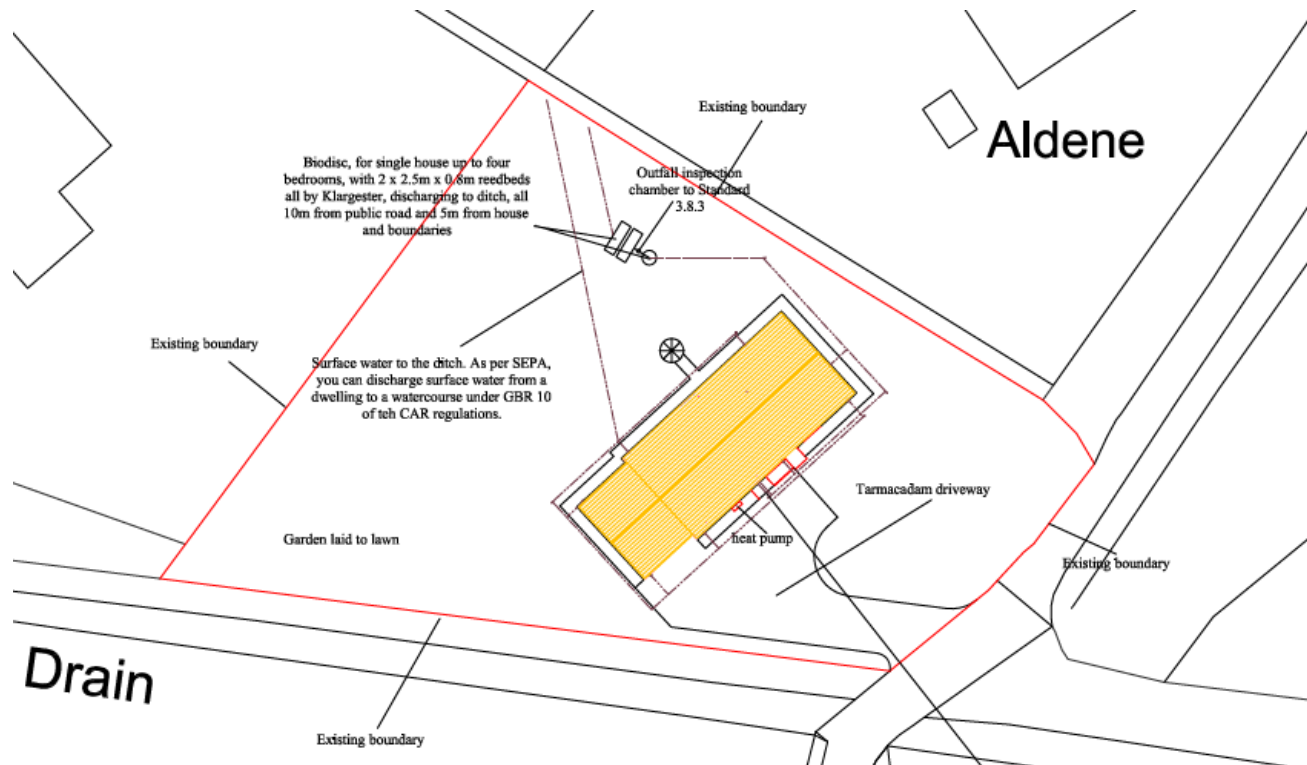
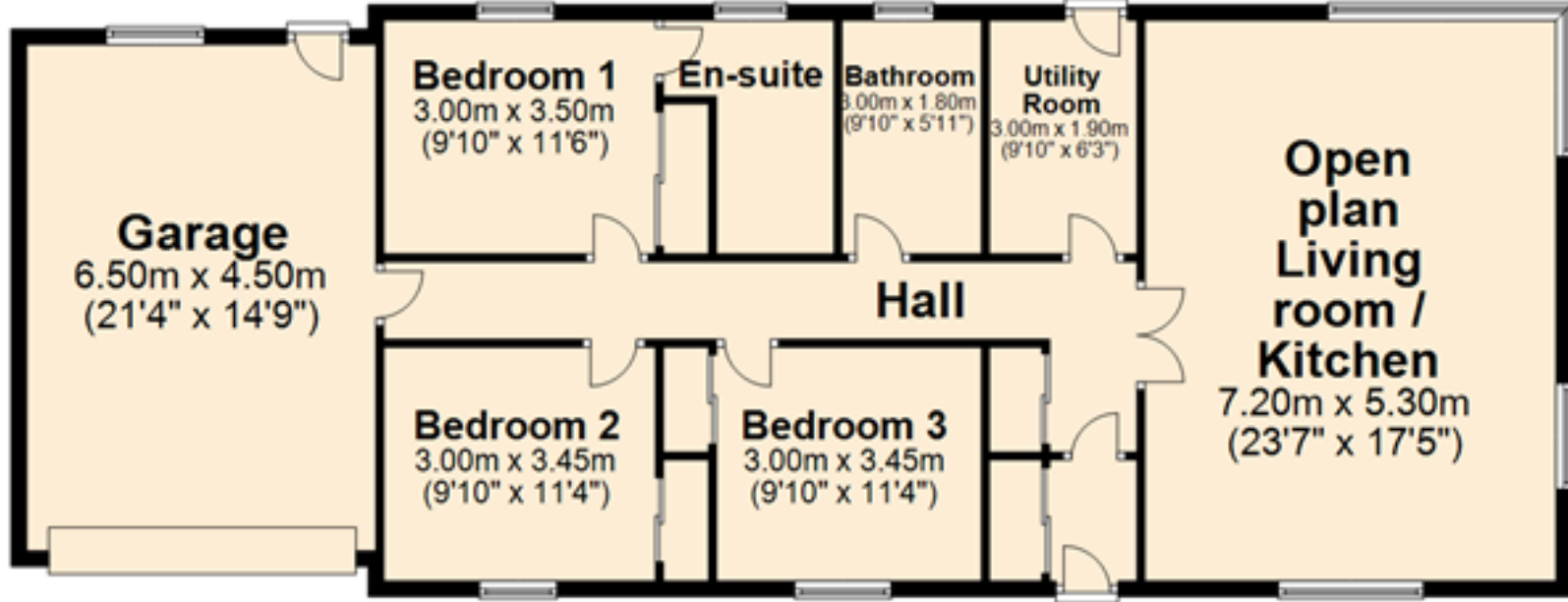
This spacious, high specification, 3-bedroom bungalow is to be erected by Stewart Henderson. The detached property forms part of a small modern development a short car journey from Kirkwall. Enjoying views over farmland to the sea.

The substantial bungalow is of Amvic (insulated concrete form) construction offering very high levels of insulation. The property has an en-suite master bedroom and integral garage.

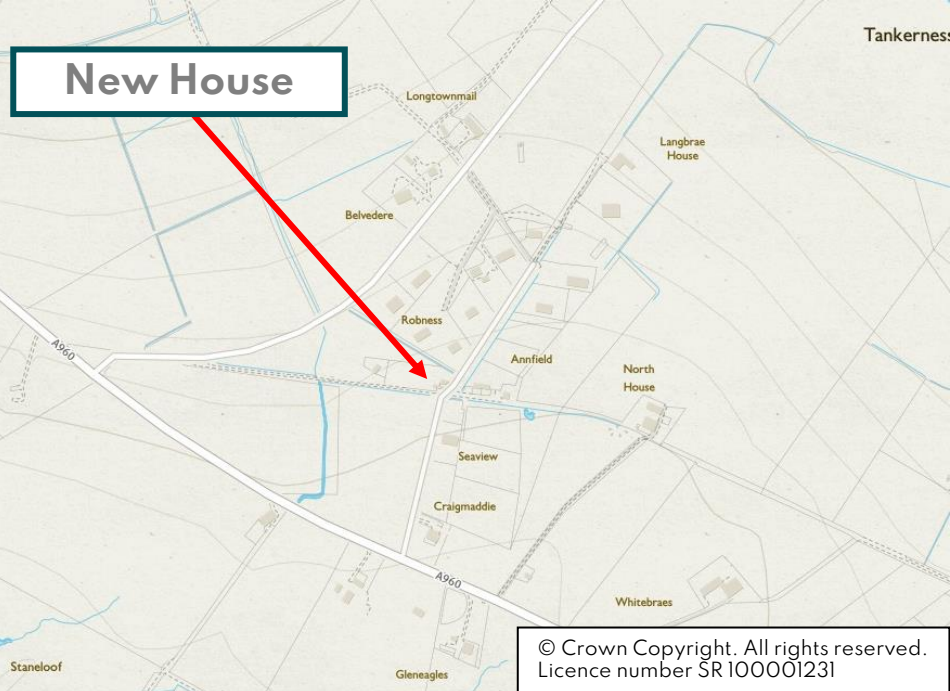
### **LOCATION**

This spacious new bungalow is situated approximately 4 miles from the centre of Kirkwall, close to the airport.

- Spacious open-plan living room/dining/kitchen with corner window.
- Quality fitted kitchen.
- Air source under floor central heating.
- UPVC framed double glazed windows and external doors.
- Utility Room.
- Family bathroom.
- Master bedroom with en-suite shower room.
- Each bedroom has a built-in wardrobe.
- Large integral garage.
- Purchasers may have the option to choose the kitchen layout and bathroom suites.
- Views to the sea and surrounding farmland.



## New House



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**SERVICES** – Mains water and electricity. Private septic tank/biodisc.

**EPC Rating** – Estimated band C.

**Entry** – The property is expected to be completed by December 2024.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** – Offers Over £325,000

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

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### ETCN

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.