



**Brae,
Toab, KW17 2QG**

Offers Over £340,000





Brae is a spacious modern 4 bedroom bungalow offering a high standard of family accommodation. The well-presented property enjoys a beautiful panoramic view across farmland to the sea with the north isles in the distance.

Brae was erected by Orkney Builders Ltd and has a NHBC expiring June 2030. The highly insulated bungalow has air to water central heating and uPVC framed double glazed windows.

The spacious living room enjoys beautiful views, and the large kitchen has quality fitted units with integral appliances and patio doors in the dining area. There is a family bathroom and the master bedroom has an en-suite.

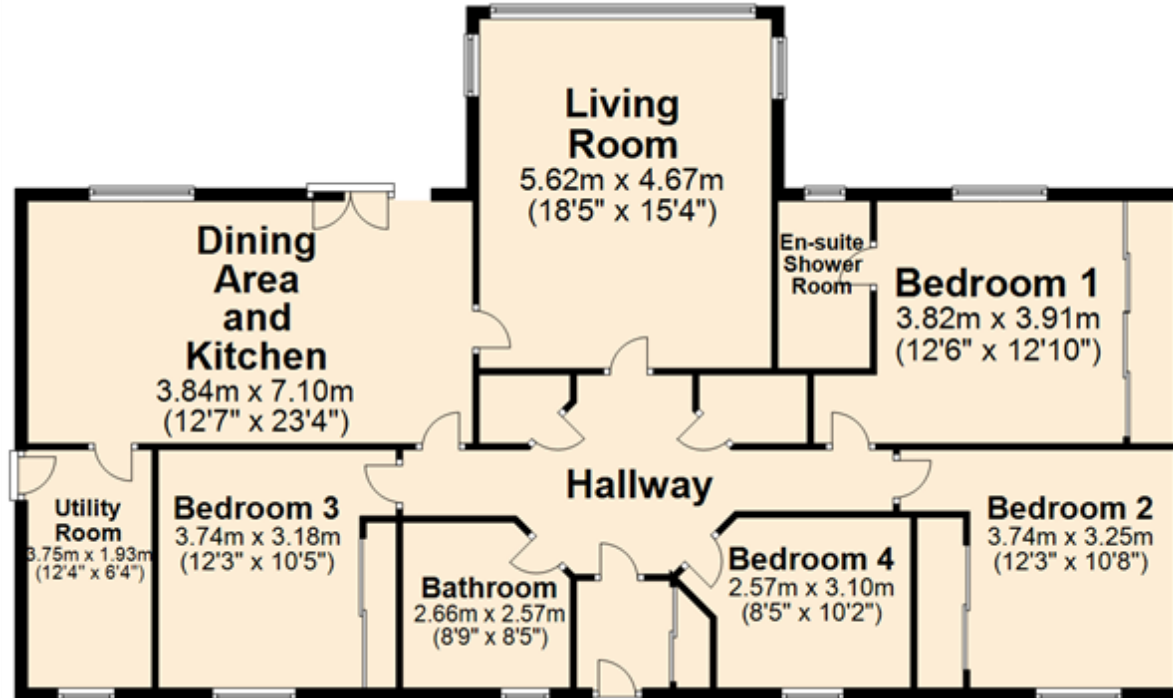
The garden includes a patio and lawn to the rear, enclosed area to one side and driveway and lawn to the front.

- Siemens integrated appliances in kitchen.
- Utility room with plumbing for washing machine.
- Family bathroom with bath and shower cubicle.
- Mirrored doors fitted to wardrobes in 3 bedrooms.
- Oak glazed and oak veneer doors.

LOCATION

Brae is situated approximately 9 miles from Kirkwall. There is a regular bus service to and from Kirkwall along the A960. Local services include a shop in Deerness and the St Andrews Primary School.









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SERVICES – Mains Water and electricity. Private septic tank.

COUNCIL TAX BAND – Band E. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

FIXTURES & FITTINGS – All floor coverings are included in the sale price.

ENERGY PERFORMANCE RATING – Band B.

ENTRY – By arrangement.

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

PRICE – Offers Over £340,000.

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

Lows Solicitors – Estate Agents
5 Broad Street, Kirkwall, Orkney, KW15 1DH
T: 01856 873151 F: 01856 875450
W: www.lowsorkney.co.uk

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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.