



New House, Plot 2, Greens, Toab, KW17 2QG

This soon to be completed spacious 4 bedroom bungalow offers a high standard of accommodation and enjoys a beautiful panoramic view across farmland and St Peters Pool from its elevated position.

The property will be in walk-in condition, with the exception of floor coverings and will have a NHBC Buildmark warranty.

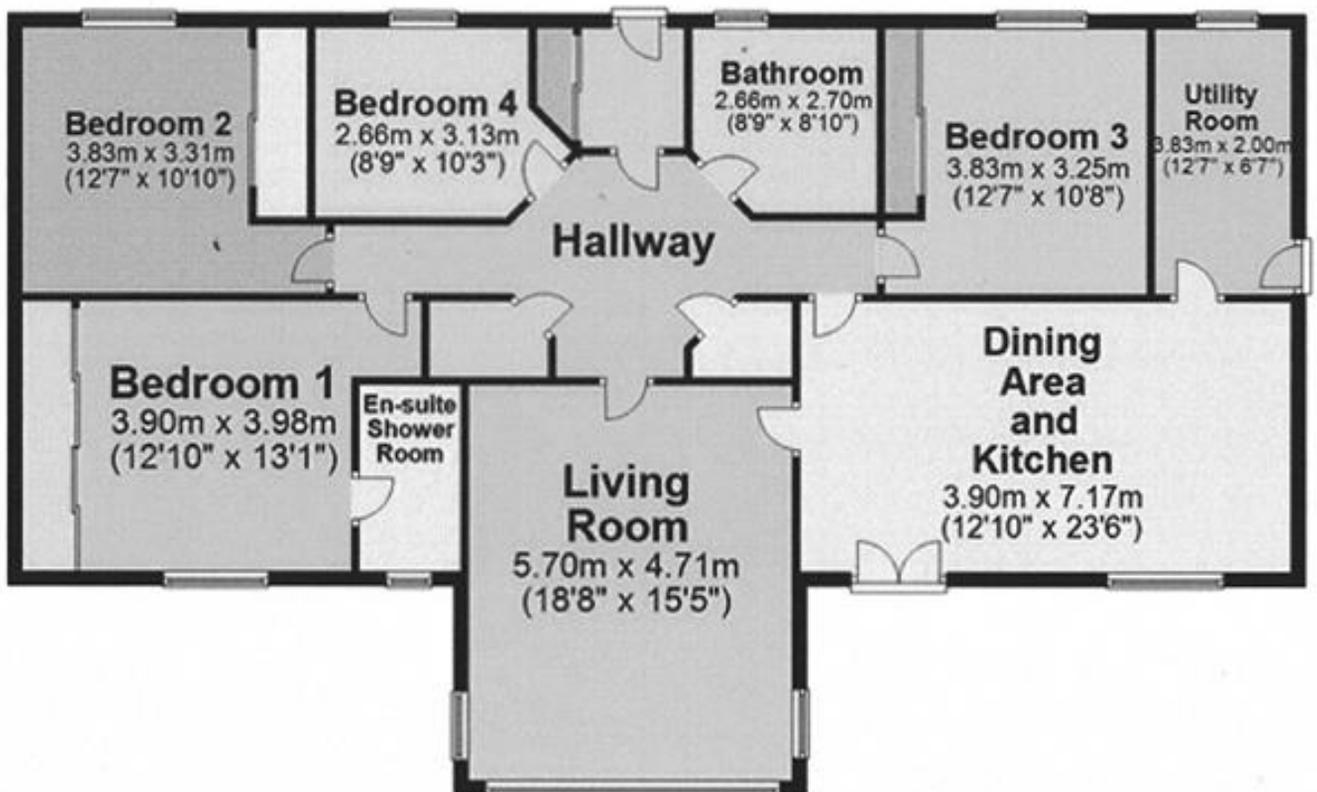
**OFFERS IN THE
REGION OF
£335,000**



- Purchasers may have option to choose kitchen and bathrooms.
- Spacious living room with large window to fully enjoy the view.
- Open plan kitchen – dining area. Utility room.
- Bathroom with bath and shower cubicle.
- Master bedroom with large built-in wardrobe and en-suite.
- Built-in wardrobes in bedrooms 2 and 3.
- Air source heating.
- Double glazed high performance uPVC framed windows.
- Highly energy efficient insulated closed panel building system.
- Oak glazed and oak veneer doors.
- Beautiful panoramic view.
- Garden to be landscaped and lawn seeded.

LOCATION

This new house is situated approximately 9 miles from Kirkwall and 2 miles from the St Andrews Primary school.





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SERVICES – Mains water and electricity. Private septic tank.

COUNCIL TAX BAND – T.B.C

ENERGY PERFORMANCE RATING – Band B.

ENTRY – By arrangement.

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

PRICE – Offers in the region of £335,000

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

Images on pages 1 and 3 are artists impressions of the completed property.

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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.