



# New House, 21 Breckan Brae, St Mary's, Holm, KW17 2RR

**FIXED PRICE £320,000**



Due to be completed in early 2025, this highly energy efficient 4 bedroom detached dwellinghouse will offer 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.

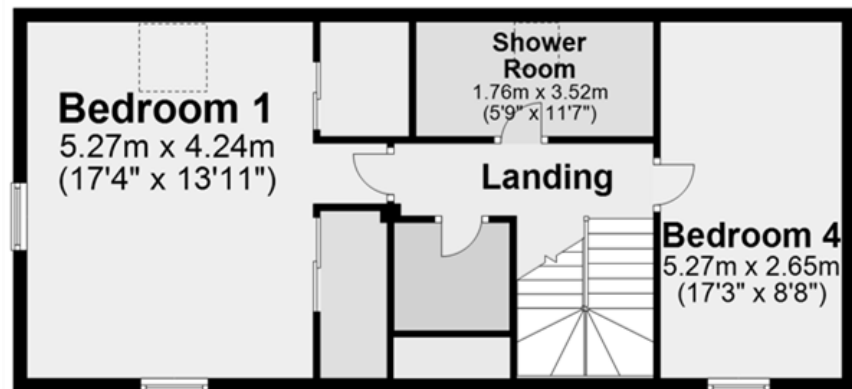
- UPVC framed double glazed windows.
- Electric Dimplex Quantum and panel heaters.
- Integrated solar panel assisting the heating of the domestic hot water.
- NHBC 10 year buildmark warranty available.
- Professionally painted, in walk-in condition.
- Spacious living room.
- Quality kitchen with integral 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.
- *Interior images and video taken in 19 Breckan Brae which is very similar to this property.*

## LOCATION

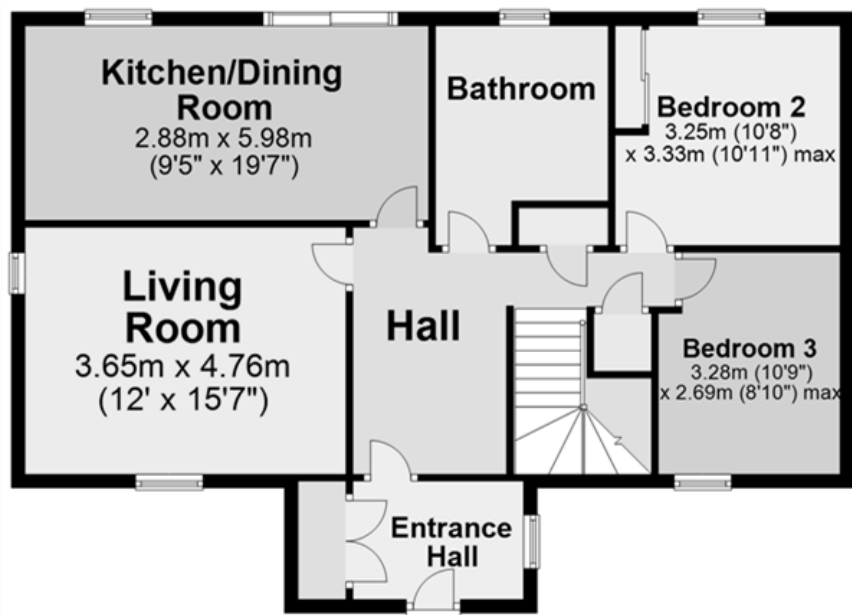
21 Breckan Brae is situated in a popular modern housing development on the outskirts of St Mary's, Holm. There are school buses to the St Andrew's Primary School and Kirkwall Grammar School. There are also buses to both Kirkwall and St Margaret's Hope.





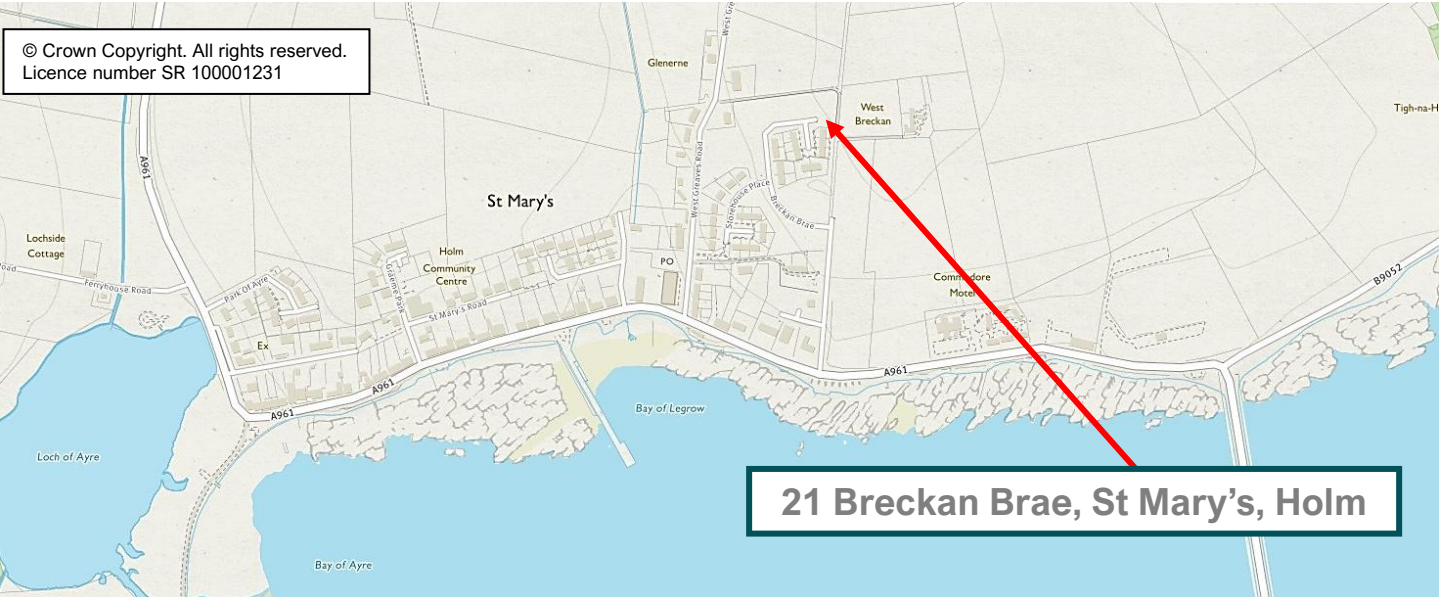


**FIRST FLOOR**



**GROUND FLOOR**

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



**SERVICES** – Mains services.

**COUNCIL TAX BAND** – It is expected to be a Band D.

**ENERGY PERFORMANCE RATING** – Band C.

**ENTRY** – Early entry available.

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

**PRICE** – Fixed Price - £320,000 – A reservation fee of £1000 will secure the property, this is non-refundable but fully deductible from the purchase price. A contract of sale must however be exchanged within 8 weeks of the formal offer being submitted.

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

Lows Solicitors – Estate Agents  
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**DMNF**  
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.