



33 Breckan Brae,
St Mary's, Holm, KW17 2RR

OFFERS OVER £295,000



33 Breckan Brae is a 4 bedroom detached dwellinghouse offering spacious family accommodation over two floors.

The property has neutral décor throughout and has an enclosed rear garden with large garden shed.

Beautiful sea views can be enjoyed towards the Churchill Barriers, Italian Chapel and the surrounding countryside.

- Dimplex Quantum electric heating.
- UPVC framed double glazed windows.
- Integrated solar panels assisting the heating of the domestic hot water.
- Living room with dual aspect.
- Spacious kitchen/diner with integral appliances and space for table and chairs.
- Bathroom with shower above bath.
- Bedrooms 3 and 4 on ground floor.
- Bedrooms 1, 2 and shower room on first floor.
- Ample storage throughout.
- Neutral décor.
- Tarmac drive.
- Fully enclosed rear garden to lawn with plants and large garden shed.
- Sea views towards the Churchill Barriers, Italian Chapel and surrounding countryside.

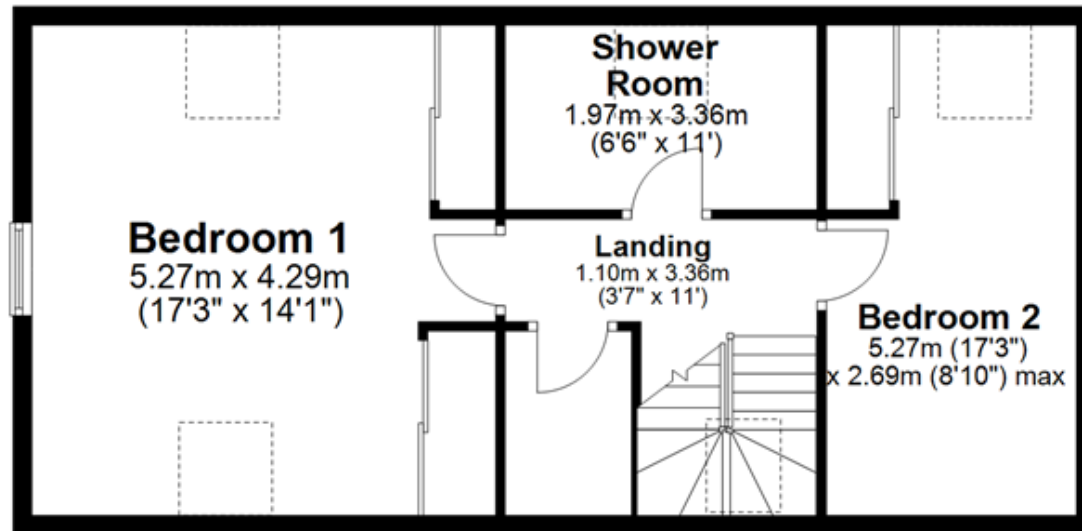
LOCATION

33 Breckan Brae is situated in a popular new residential development on the outskirts of St Mary's village. There is a daily bus service to St Margaret's Hope and Kirkwall.

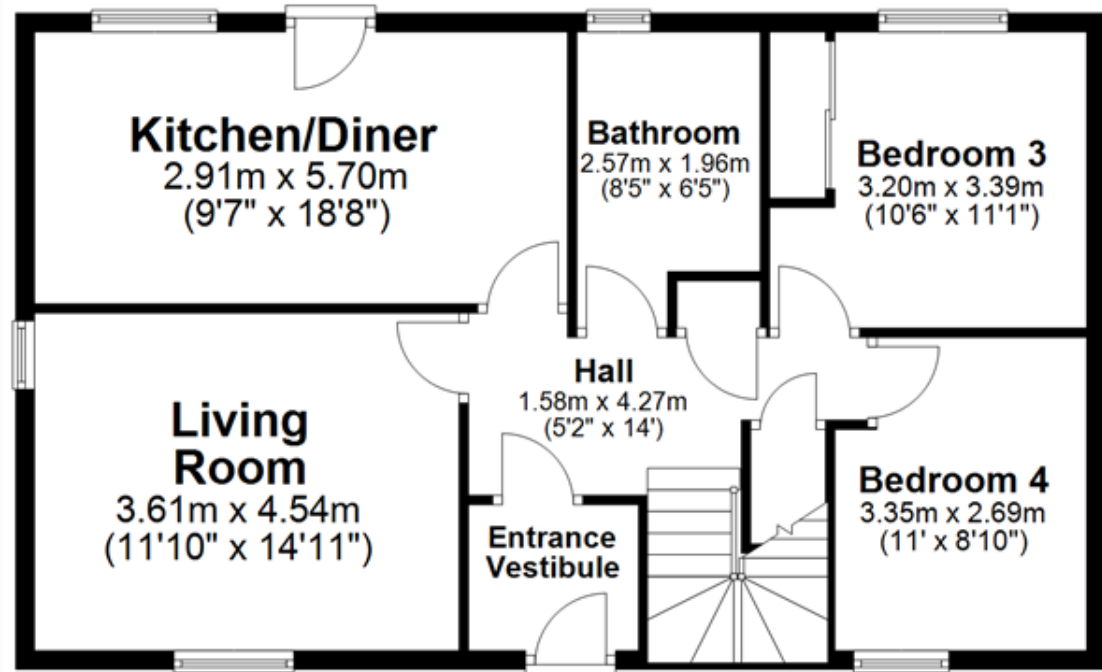




FIRST FLOOR



GROUND FLOOR







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SERVICES – Mains services. Telephone.

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

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

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

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

PRICE – Offers Over £295,000.

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

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

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.