



## New House, Site 5, West Links, Burray, KW17 2SS

This spacious, high specification 5 bedroom dwellinghouse has been designed by high class furniture maker and designer Leo Kerr and is being erected by Kerr Carpentry Ltd.

The Eco-Friendly 1<sup>3</sup>/<sub>4</sub> storey property has stunning uninterrupted views across Water Sound to Churchill Barrier No. 4 and St Margaret's Hope.

**FIXED PRICE**  
**£360,000**



- 5 Bedrooms – master has dressing room and en-suite and bedroom 2 with en-suite. Bedroom 5 on ground floor.
- Air to water central heating – under floor on ground floor, radiators on first floor.
- Wood burning stove in spacious living room which has fully glazed south facing gable.
- Spacious open plan kitchen and dining area.
- House to be painted throughout – walk-in condition with exception of floor coverings.
- Shower room and bathroom.
- Landing with seating area and glass panelled balcony over looking living room.
- High levels of insulation, sustainably sourced timber clad exterior.
- Contemporary and sleek raised seam metal roof.
- Set in large site extending to 1187m<sup>2</sup> or thereby.



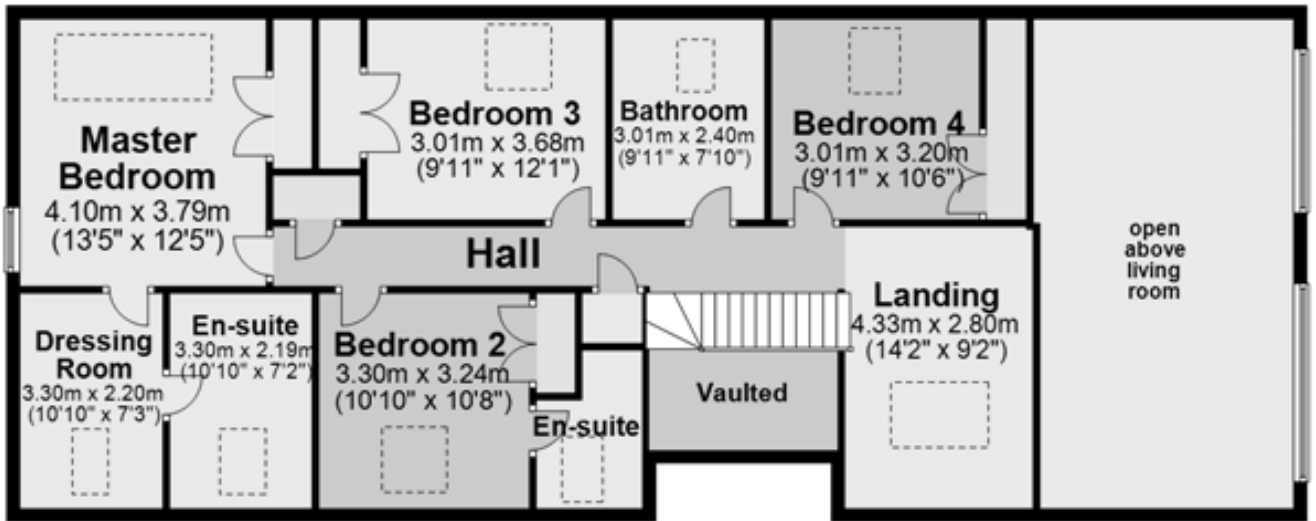
## LOCATION

This beautiful contemporary house is set in the heart of the Burray village close to the local amenities which includes a modern primary school, convenience shop and 4 star restaurant/hotel. Kirkwall is only 12 miles to the north. Also situated close to local bus route and 4 miles from Ferry connection to mainland Scotland.

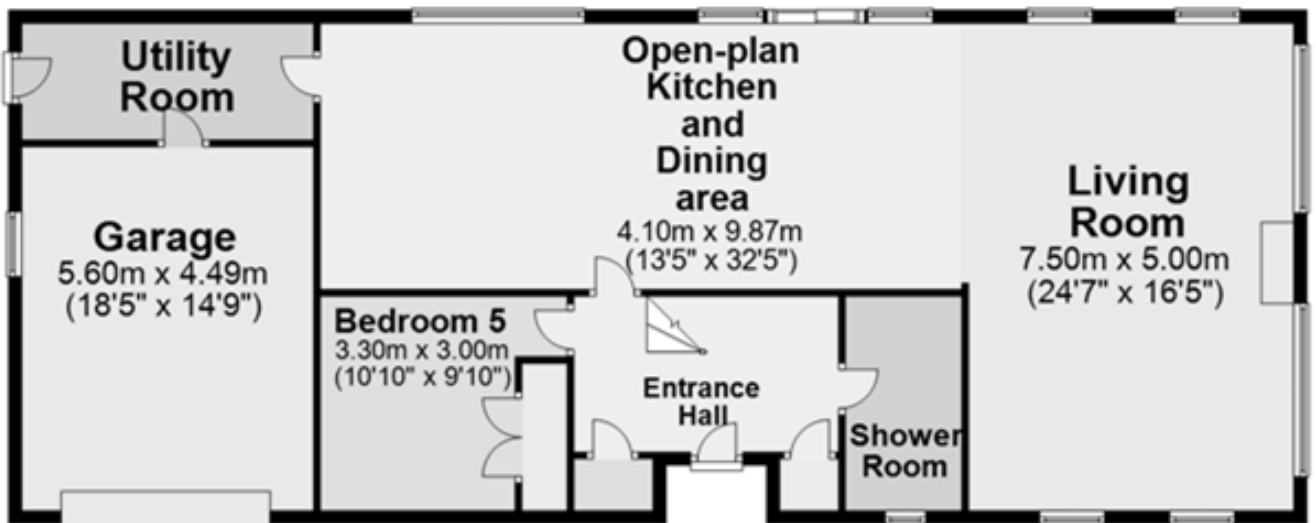


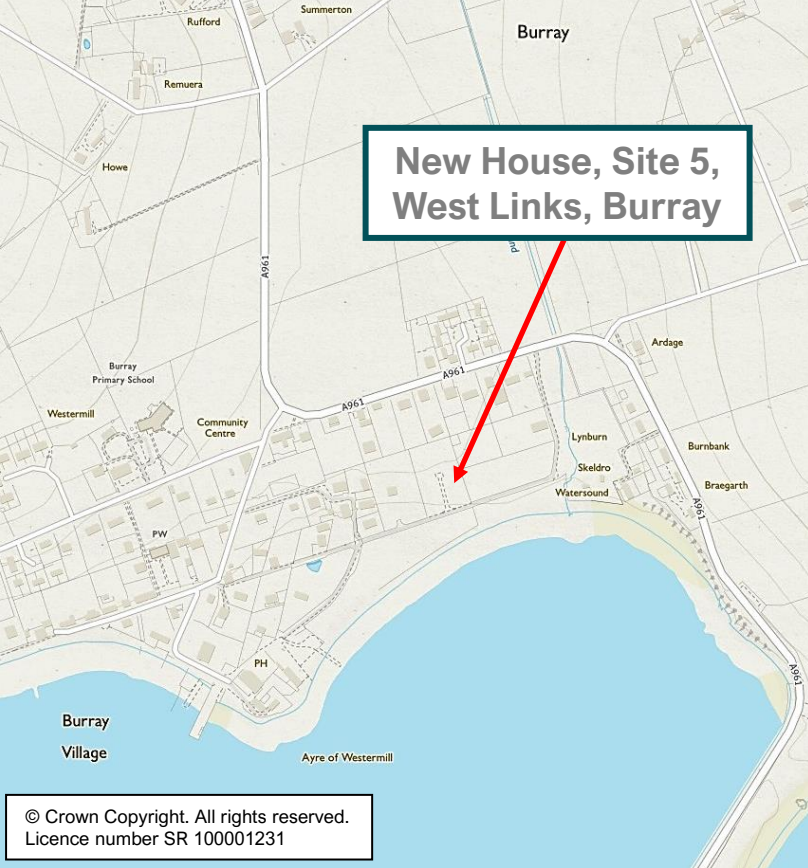


## FIRST FLOOR



## GROUND FLOOR





**SERVICES** – Mains water & electricity. Private septic tank.

**COUNCIL TAX BAND** – T.B.C

**ENERGY PERFORMANCE RATING** – Band C (estimated).

**ENTRY** – Property expected to be completed in summer 2021.

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

**PRICE** – Fixed Price £360,000.

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

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**EJP**

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.