



New House at Plot 4, Sunnyside, St Ola, KW15 1TR

This substantial 4 bedroom detached dwellinghouse is expected to be completed in the summer of 2019. Site extends to 724m² or thereby. The two storey property of Amvic (insulated concrete form) construction offers very high levels of insulation and outstanding views from its elevated position.

FIXED PRICE
£320,000



- Rational Alu clad high performance double glazed timber windows.
- Air source heating, under floor on the ground floor and radiators on the first floor.
- Spacious first floor living room with 3 windows.
- Large open plan dining/family area.
- Kitchen and utility room.
- Shower room and two bedrooms on ground floor.
- Shower room and two bedrooms, one with dressing room and en-suite on the first floor.
- A garage will be erected to the rear of the house.
- Access from the public road will be tarmacked and the house will be painted throughout.

LOCATION

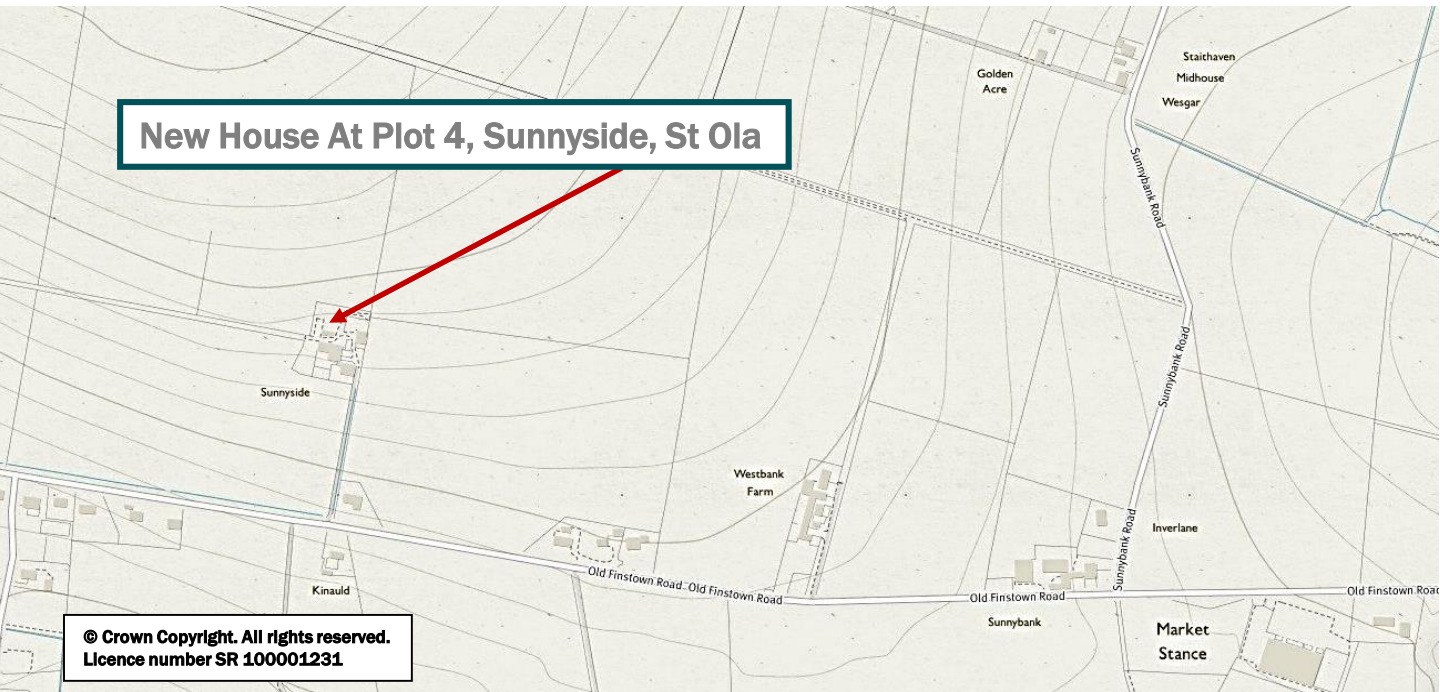
The property is situated on the outskirts of Kirkwall just a short car journey from the town centre and all local amenities.

Ground floor



First floor





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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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.