



2 New Build Houses at Sunnyside, St Ola, KW15 1TR

The Sunnyside development comprises 7 high specification dwellinghouses to be erected by Stewart Henderson. Two properties are offered for sale with the house on plot 2 in the course of construction. The purchaser of the house to be erected on site 1 will have the opportunity to contribute to the design and layout.

GUIDE PRICE

**Plot 2, house –
offers over £260,000**

Plot 1 - £65,000

Plot 2



Sunnyside enjoys an elevated south facing position overlooking farmland with Scapa Flow in the distance. Kirkwall lies approximately 2 miles to the east.

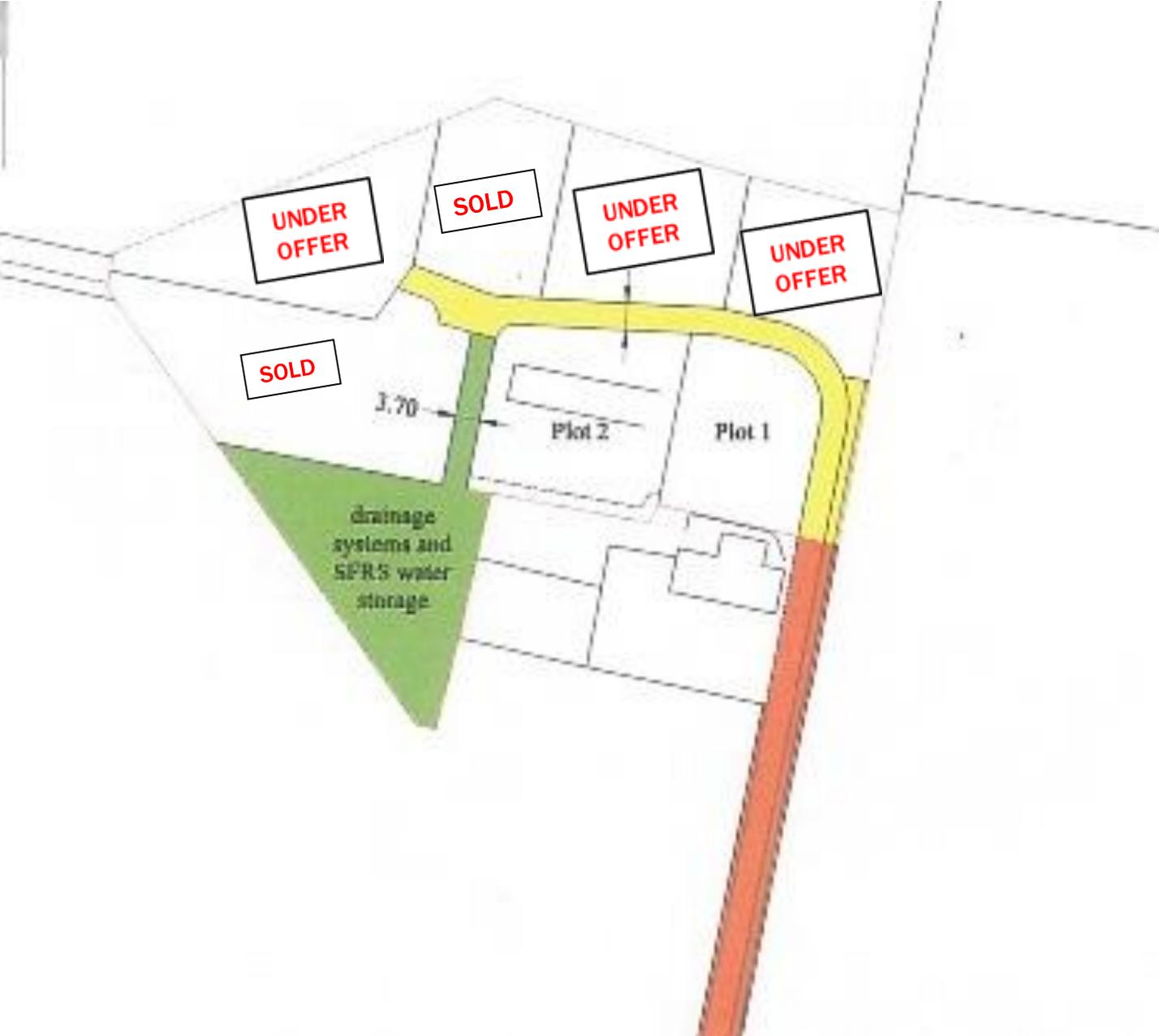
The dwellinghouse on Plot 2 tastefully incorporates some of the original stone walled barn with a modern Amvic (insulated concrete form) built extension all under a Welsh slate clad roof. The accommodation comprises a living room, kitchen with dining area, bathroom and 3 bedrooms one with en-suite. The house will also have air source under floor heating and Rationel Alu clad high performance double glazed timber windows.

The accommodation includes a spacious first floor living room with 3 windows, a large kitchen with open plan dining/family area, bathroom, shower room and 4 bedrooms, one of which has a dressing room and en-suite.

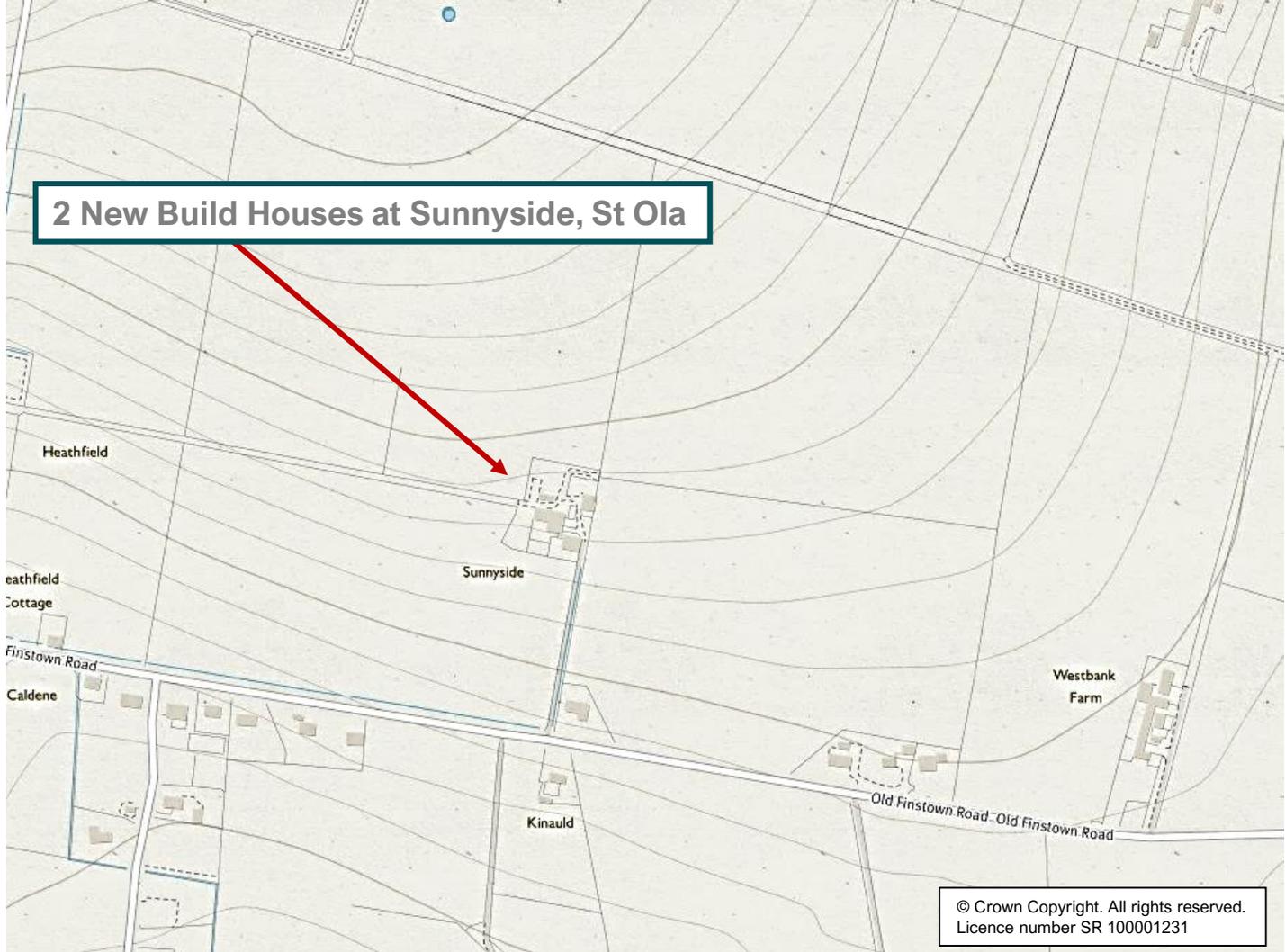
The access from the public road will be tarmaced and each house will be painted throughout.

The purchaser of the house on plot 1 will be asked to enter a builders contract which will stipulate stage payments to the builder as the construction progresses. Stage 1 will be the purchase of the site.

Plot 1 extends to 549m² or thereby.



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

PRICE – The guide price for the house on plot 2 is Offers Over £260,000. The price for plot 1 is £65,000. Further enquires 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.

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.