



New House, Plot 1, Scapa Brae, St Ola, KW15 1SF



OFFERS OVER £395,000

This spacious, high specification, 4-bedroom dwellinghouse is to be erected by Stewart Henderson. The substantial two storey property is of Amvic (insulated concrete form) construction offering very high levels of insulation. Scapa Brae is a small modern residential development of high-quality family homes; the attractive property will enjoy views across farmland to Scapa Flow.

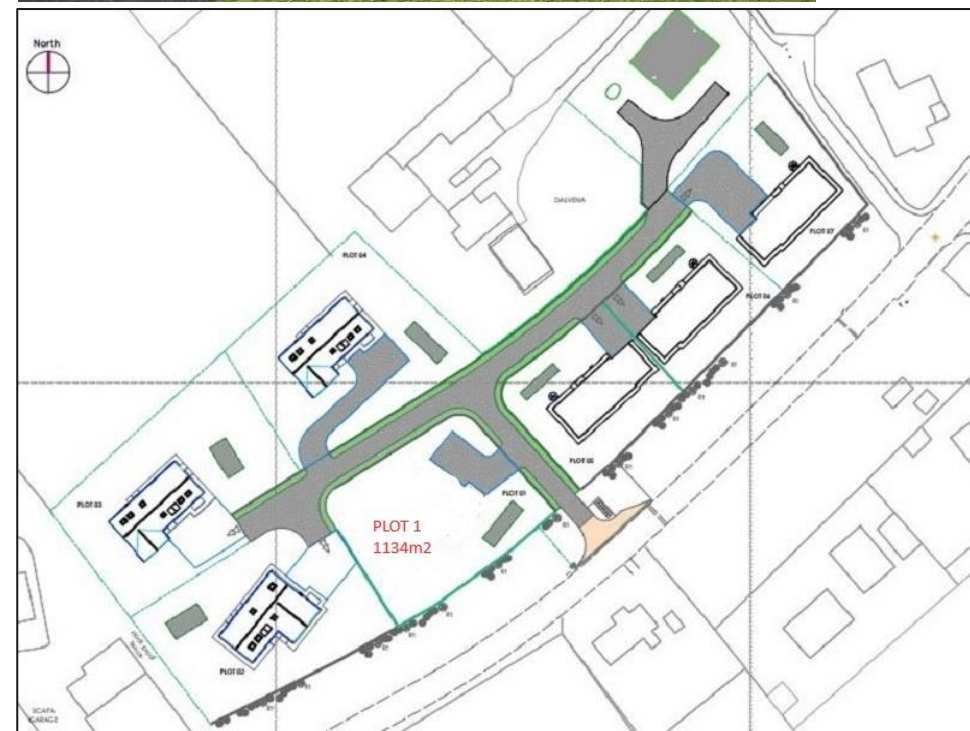
- Air source heating – under floor on ground floor and radiators on first floor.
- Rational alu clad high performance triple glazed timber windows.
- Spacious first floor living room with large corner window.
- Large open plan kitchen with dining/family area.
- Shower room on ground floor. Bathroom on first floor.
- Master bedroom with dressing area and en-suite.
- Study.
- House will be painted throughout.
- Large integral garage.
- Access from public road will be tarmacked.
- Site extends to 1134m² or thereby.

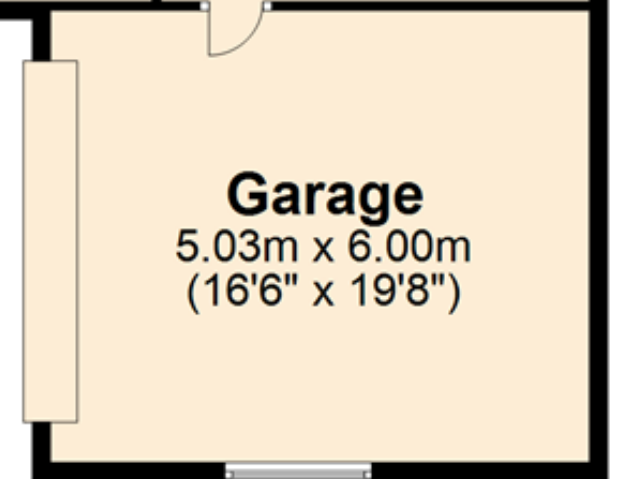
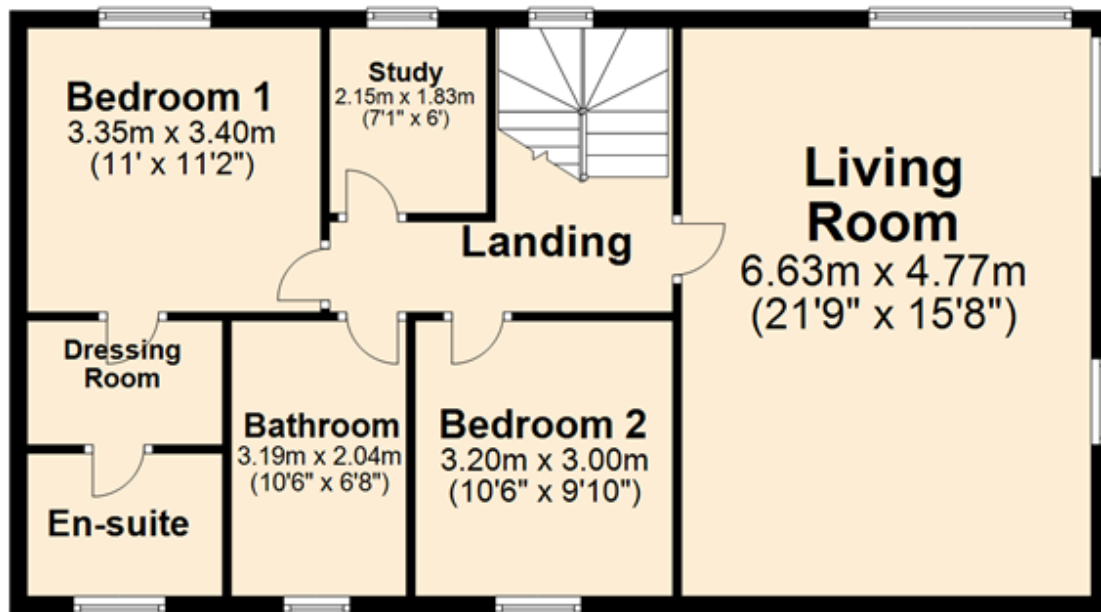
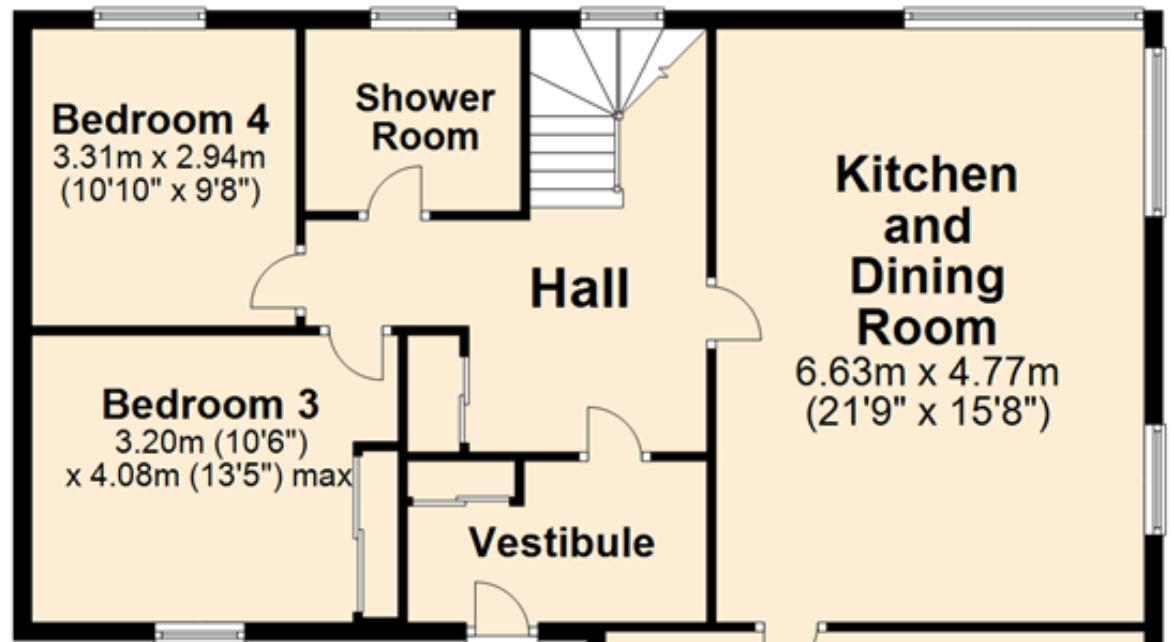
LOCATION

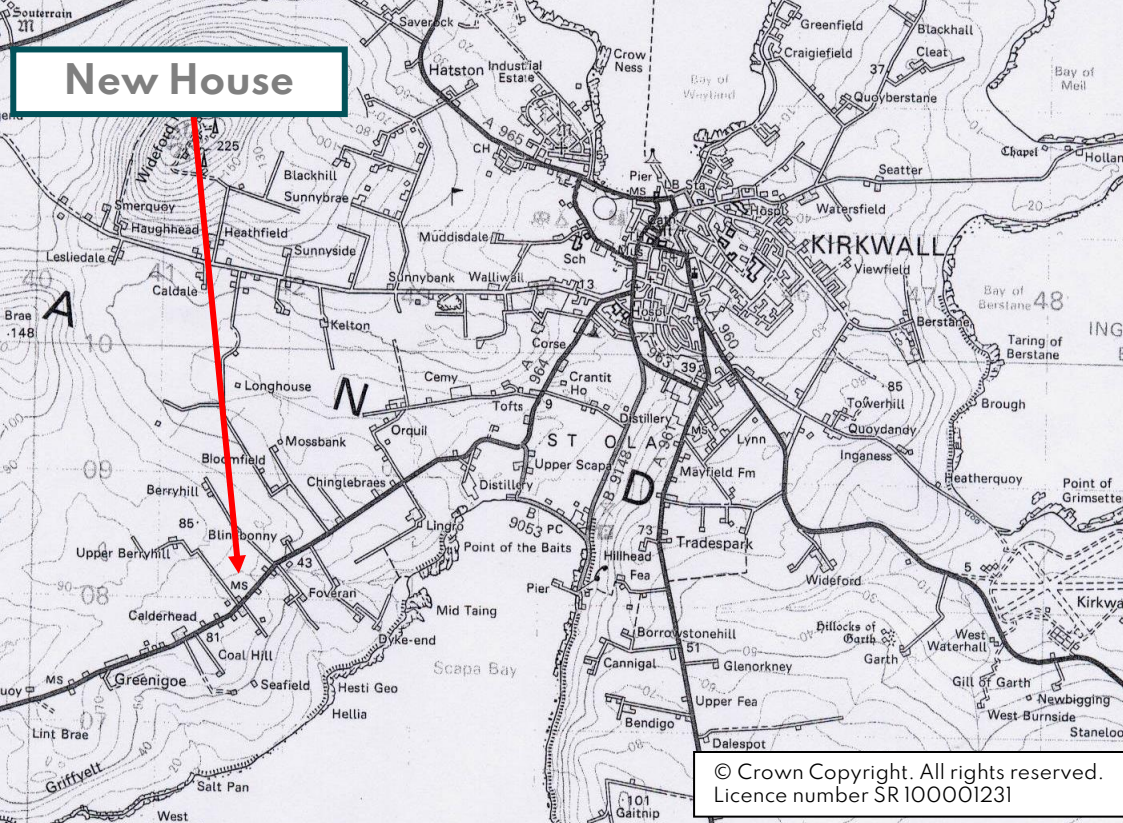
Scapa Brae is situated a short car journey from Kirkwall and lies on a bus route to and from the town.



Please note that the garage will be on the righthand side of the rear elevation







ENTRY – By arrangement.

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

PRICE – Offers Over £395,000

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

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ETCN
 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.