



New House, Site 3, West Links, Burray, KW17 2SS

OFFERS OVER £345,000



New House is a recently completed 3 bedroom bungalow in an elevated setting with beautiful sea views.

The property features a modern kitchen/diner with built in appliances and there are floor coverings throughout.

The integral garage has space for two cars and the garden has been landscaped.

New House offers spacious accommodation and may suit a couple, family or those looking for a property on one level.

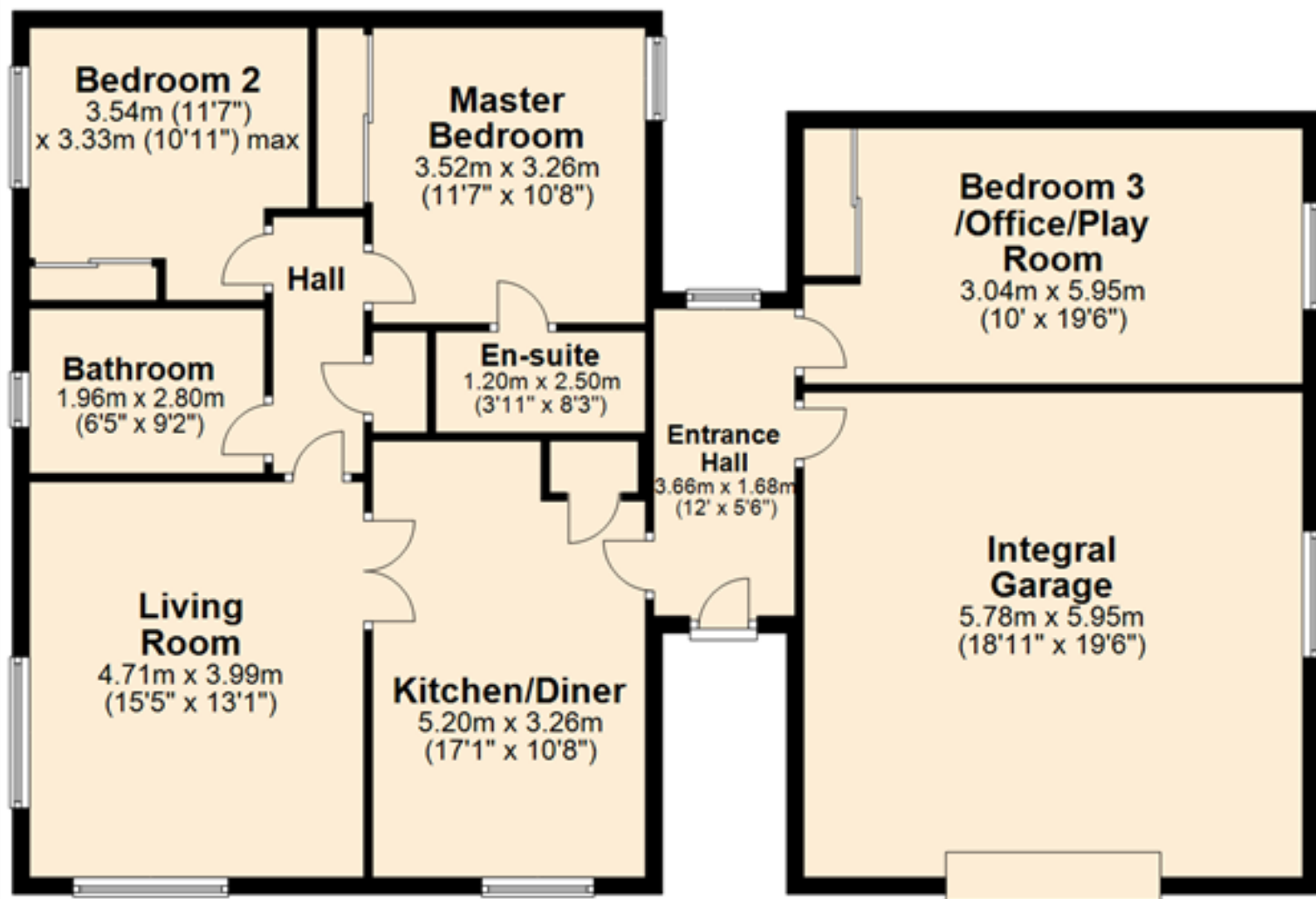
- Air to water heat pump providing underfloor heating.
- UPVC framed double glazed windows.
- Spacious living room with dual aspect.
- Kitchen/diner with built in appliances and space for table and chairs.
- Bathroom with 4-piece suite.
- Master bedroom with en-suite shower room and built in wardrobe.
- Bedroom 2 with built in wardrobe.
- Bedroom 3 with built in wardrobe and office space.
- Integral garage with electric door and plumbing for washing machine.
- Large garden recently landscaped, and grass seeded.
- Drive leading to garage.

LOCATION

New House is situated in Burray village close to all local amenities including a primary school and hotel. There is a regular bus service to Kirkwall and St Margaret's Hope.











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

COUNCIL TAX BAND – To be confirmed.

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

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

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

PRICE – Offers Over £345,000.

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.

- 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.