



# Serviced Building Site 2, Burnbank, Burray, KW17 2SS

OFFERS OVER £75,000





This large fully serviced building site is situated in the village of Burray with sea views across Water Sound to South Ronaldsay. It offers the purchaser an excellent opportunity to erect an eco-friendly modern 4 bedroom detached dwelling with full planning permission and building warrant (OIC ref. 21/269/AMC).

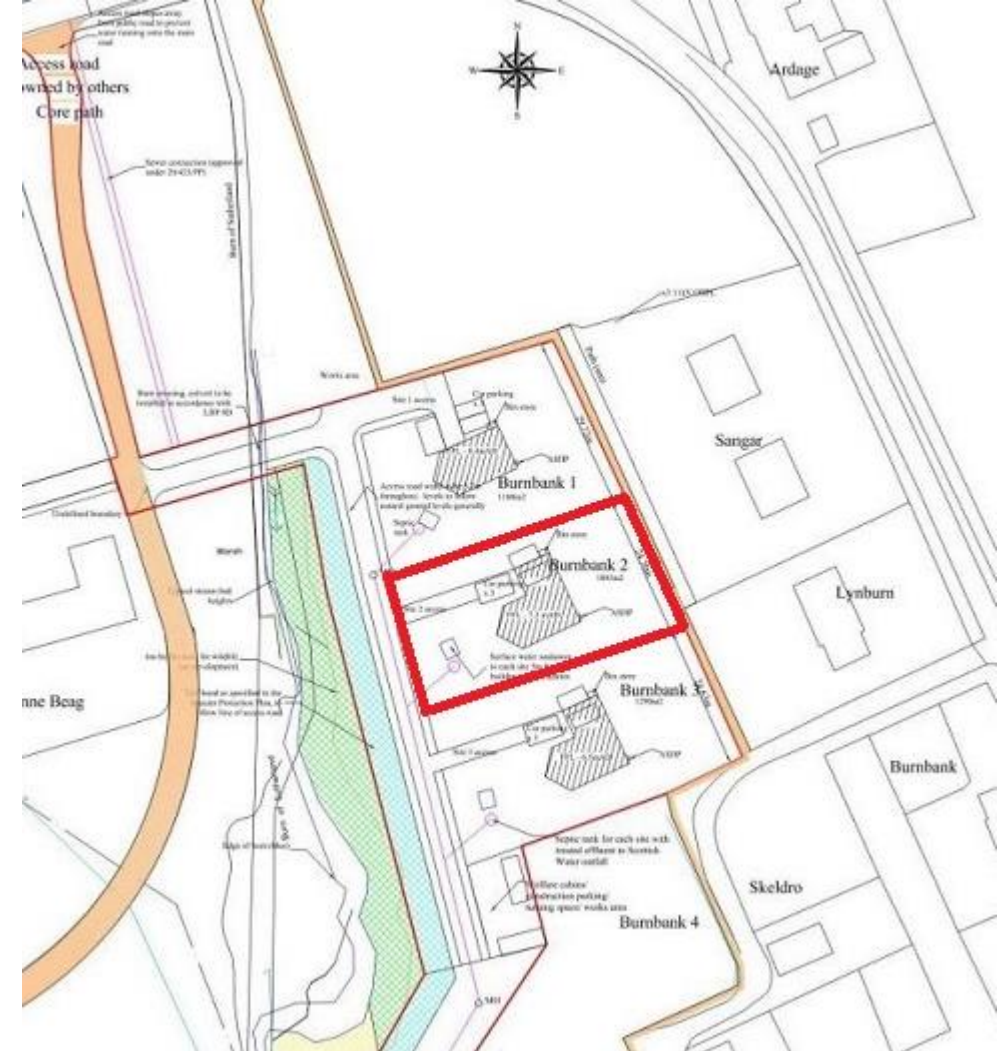
Site 2 extends to 1037m<sup>2</sup> or thereby.

Services including electricity, water, telephone and access track have all been installed.

The house will be a highly insulated timber kit with vertical larch cladding and sleek raised seamed metal roofing in anthracite colour.

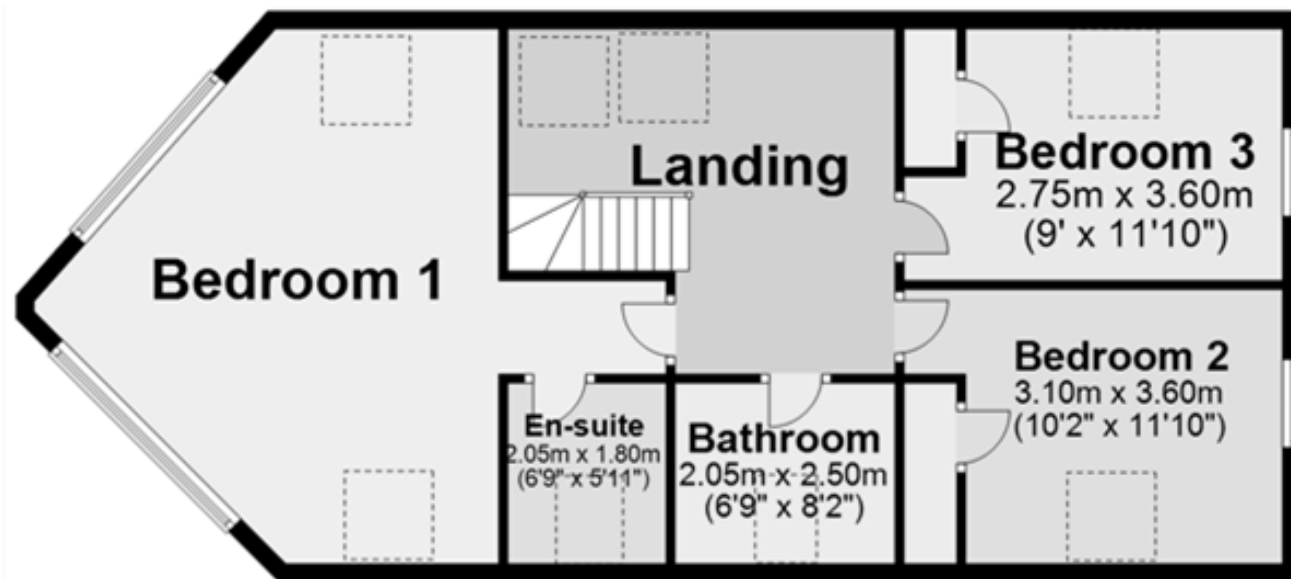
There will be an air source heat pump with underfloor heating on the ground floor and radiators on the first floor.

Windows will be UPVC framed double glazed.

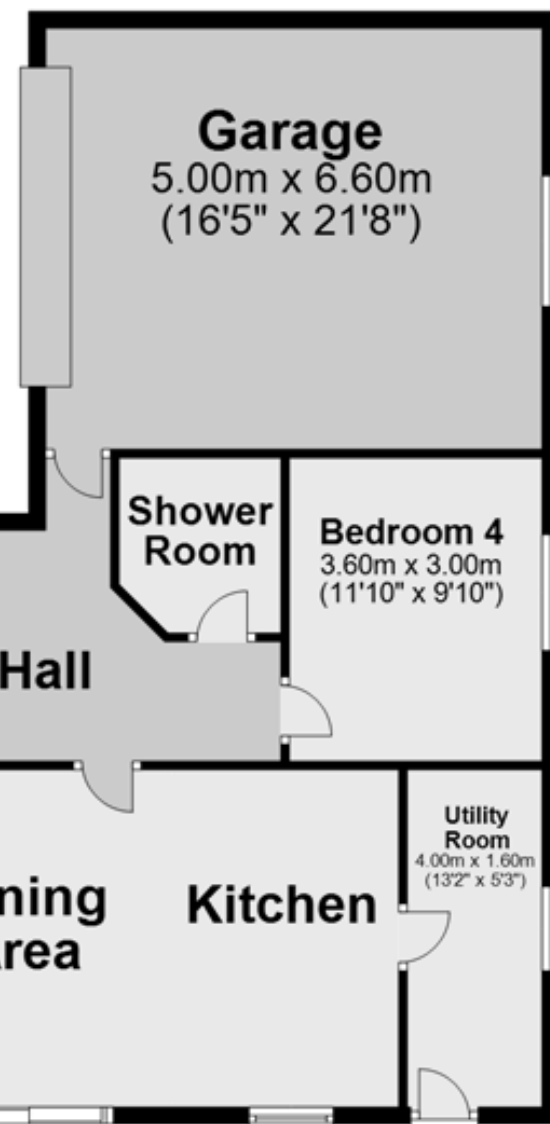


## LOCATION

Site 2 is set in the heart of the Burray Village close to local amenities including a primary school, 4-star restaurant/hotel and garage. There is a regular bus service to Kirkwall (12 miles away). St Margarets Hope which is only 4 miles away has convenience shops, other restaurants/hotels, and a ferry connection to the mainland of Scotland.

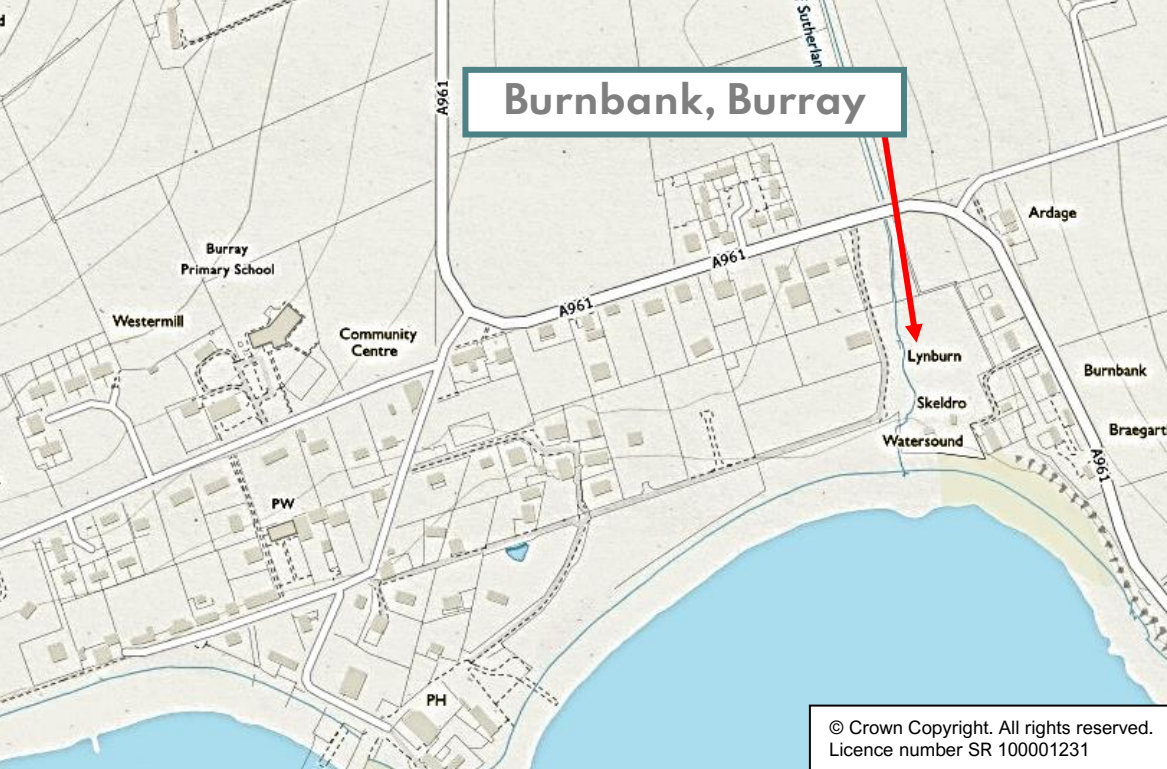


**FIRST FLOOR**



**GROUND FLOOR**





**SERVICES** – Mains services all included and on site.

**ENTRY** – By arrangement.

**VIEWING** – To view simply visit the site.

**PRICE** – Offers Over £75,000 each.

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

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450  
W: [www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

**rightmove**   
find your happy

#### EJP

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.