



**3 Burnbank,**  
Burray, KW17 2SS

**FIXED PRICE £395,000**





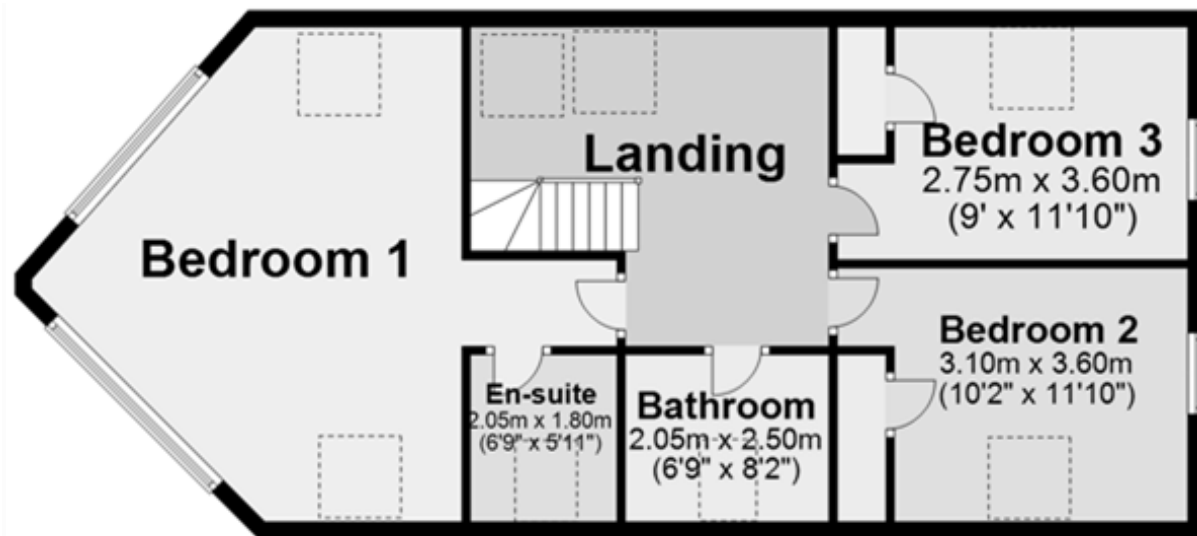
3 Burnbank is a high specification, Eco-Friendly, 4-bedroom dwelling situated in the picturesque village of Burray. The property includes a striking splayed front gable with large feature windows. Stunning panoramic views look across the bay to St Margarets Hope. The House is set in a generous 1157m<sup>2</sup> (approx.) area and will be erected and finished to a superior standard by Kerr Carpentry Ltd. Purchasers will enter into a builder's contract which will stipulate stage payments to the builder as construction progresses.



## LOCATION

This beautiful contemporary house is set in the heart of the Burray Village close to local amenities, including a modern 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 and has convenience shops, other restaurants/hotels, and a ferry connection to the mainland of Scotland.

- Highly Insulated timber kit with vertical larch cladding and sleek raised seamed metal roofing in anthracite colour.
- Spacious sloped roof adjoining garage in same interior/ external finish as house and fitted Hormann sectional space saving electric garage door.
- Air source heat pump – under floor heating on ground floor and radiators on first floor. The heating system is supported by a mechanically ventilated heat recovery system, to increase efficiency and air quality of the building.
- uPVC framed double glazed windows in anthracite colour.
- Painted throughout and walk-in condition, except for floor coverings.
- Large bright L shaped open plan living room/dining area/kitchen with feature windows and patio doors.
- Utility room, shower room and bedroom 4 also on the ground floor.
- Spacious master bedroom with vaulted ceiling and ensuite shower room and views across the bay.
- 2 further double bedrooms, each with a built-in wardrobe, along with a bathroom with shower cubical are also located on first floor.
- Path around house and seeded lawn are included in the landscaping of the garden.
- Personalisation of features such as kitchen/ bathroom/finishings etc can be discussed and agreed with the contractor as part of the building contract prior to commencing build.



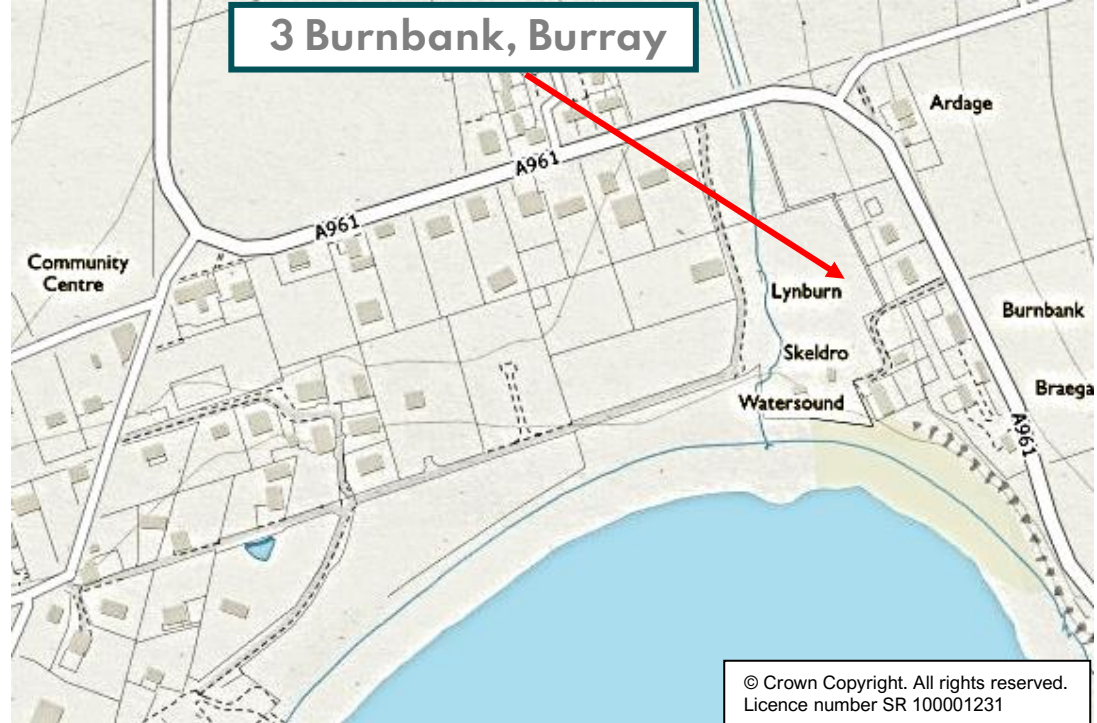
**FIRST FLOOR**

**GROUND FLOOR**





SOUTH EAST



**SERVICES** – Mains services.

**COUNCIL TAX BAND** – To be confirmed.

**ENTRY** – By arrangement.

**VIEWING** - For an appointment to discuss the personalisation options of the new house with the contractor please contact Lows Property Department.

**PRICE** – Fixed Price £395,000.

**Further enquiries 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.