



2 Breckan Brae,
St Mary's, Holm, KW17 2RR

OFFERS OVER £255,000



2 Breckan Brae is a well-presented 3 bedroom detached bungalow. The attractive, modern dwelling offers spacious family accommodation. There is electric central heating and uPVC framed double glazed windows.

The large living room has 2 windows, and the spacious kitchen has a dining area together with modern fitted units. The stylish bathroom has underfloor heating and a shower over the bath. There is a panel heater and fitted wardrobe in each bedroom.

The walk-in cupboard, off the hall, provides lots of storage space and houses the hot water system which is partly powered by the solar panel on the roof.

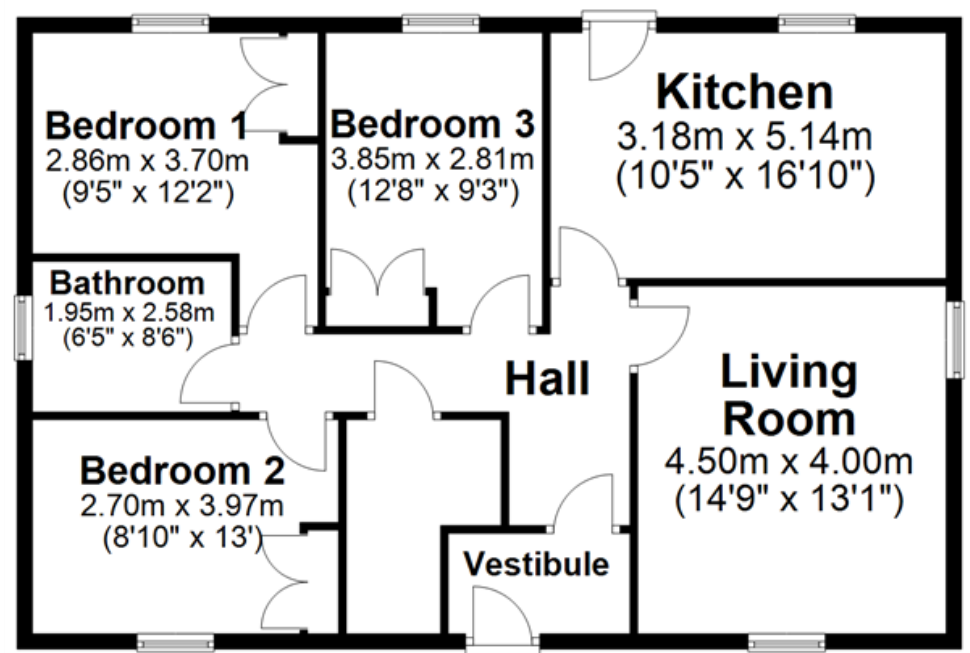
There is off-street parking to the front and an enclosed garden to the rear.

- Electric heating with Dimplex Quantum and panel heaters
- UPVC framed double glazed windows
- Solar panel heating hot water
- Spacious living room
- Large kitchen with dining area
- Modern bathroom with underfloor heating and shower over bath
- Fitted wardrobe in each bedroom
- Partly floored attic
- Parking to front, enclosed rear garden

LOCATION

2 Breckan Brae is situated in a modern housing development in St Mary's. The local amenities include a shop, with post office. There is a regular bus service to both Kirkwall and St Margaret's Hope.







SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band C. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings are included in the sale price. The white goods may be available by separate negotiation.

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

PRICE – Offers Over £255,000

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.

- 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.