



1 Breckan Brae

 **LOWS**

St Mary's, Holm, KW17 2RR

 3 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

1 Breckan Brae is a recently completed, highly energy efficient, 3 bedroom bungalow offering a high standard of accommodation. The dwelling benefits from a bright dual aspect living room, an airy kitchen/diner which overlooks the enclosed rear garden and a bathroom with shower over the bath. There is ample storage with a large walk-in cupboard off the hall, 2 of the bedrooms benefitting from built-in wardrobes.

KEY FEATURES

- UPVC double glazed windows
- Dimplex Quantum electric storage heaters
- Photovoltaic panels assisting the heating of the hot water and other electrical appliances
- NHBC 10 year buildmark warranty available
- Fully decorated and ready to move into
- Floor coverings will be added in February 2026
- Private tarmac driveway provides off-street parking
- Fully enclosed rear garden laid to lawn
- Landscaping fee of £60 per annum
- St Andrews Primary and Kirkwall Grammar School catchment area

Fixed Price £275,000

This attractive three-bedroom new build bungalow offers well-proportioned, modern accommodation finished to a high standard throughout.

The property features a bright, dual-aspect living room, creating a welcoming and comfortable space, while the contemporary kitchen/diner is both stylish and practical, enjoying views over the enclosed rear garden and providing an ideal area for everyday living and entertaining.

Two of the three bedrooms benefit from built-in wardrobes with mirrored doors, and the modern bathroom is fitted with a shower over the bath.

The dwelling is insulated to a high standard and equipped with solar panels that heat the domestic hot water, contributing to energy efficiency and reduced running costs.

Viewings are highly recommended to fully appreciate the quality, layout, and setting of this superb new build home.

EXTRAS

Floor coverings are included in the sale price.





LOCATION

Breckan Brae is situated in a popular modern housing development on the outskirts of St Mary's, Holm. There are school buses to the St Andrew's Primary School and Kirkwall Grammar School. There are also buses to Kirkwall, Stromness and St Margaret's Hope.

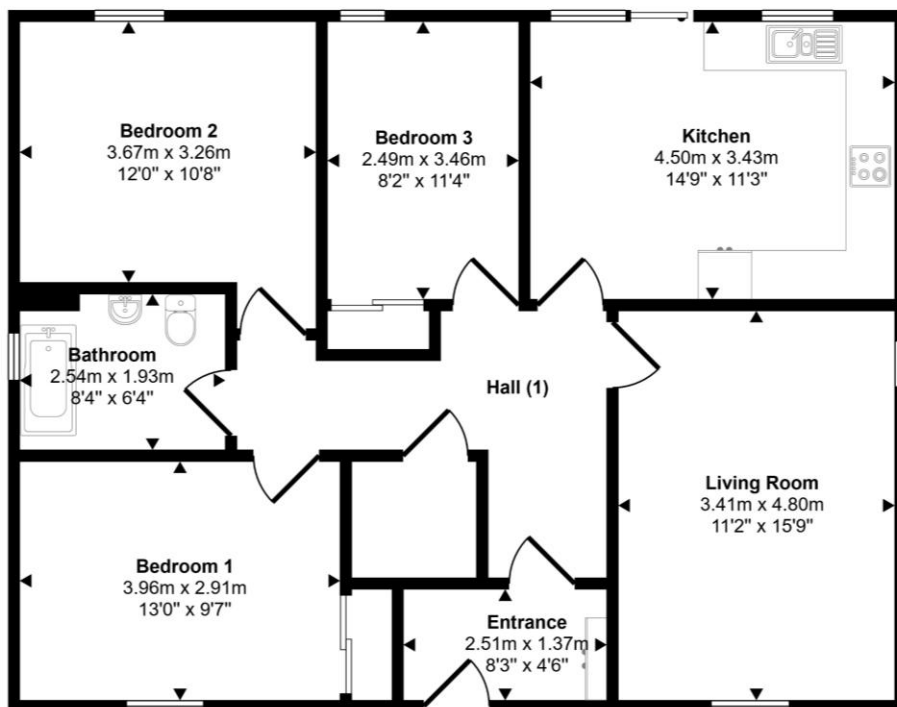
St Mary's is a peaceful and well-regarded area within the parish of Holm, offering a tranquil rural setting while remaining conveniently close to Kirkwall. Surrounded by open countryside and coastal scenery, the area enjoys a strong sense of community and an attractive balance of privacy and accessibility.

What3words : ///singer.butchers.refrain



A reservation fee of £1000 will secure the property, this is non-refundable but fully deductible from the purchase price.

Approx Gross Internal Area
91 sq m / 982 sq ft



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains drainage Broadband Speed – 1800Mbps Mobile Network – EE, O2, Three, Vodafone	TBC	Band C	Flexible



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Viewing

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All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.

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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.