



No.2, Souley

Orphir, KW17 2RB

 **LOWS**



2 Bed



1 Bath



1 Public





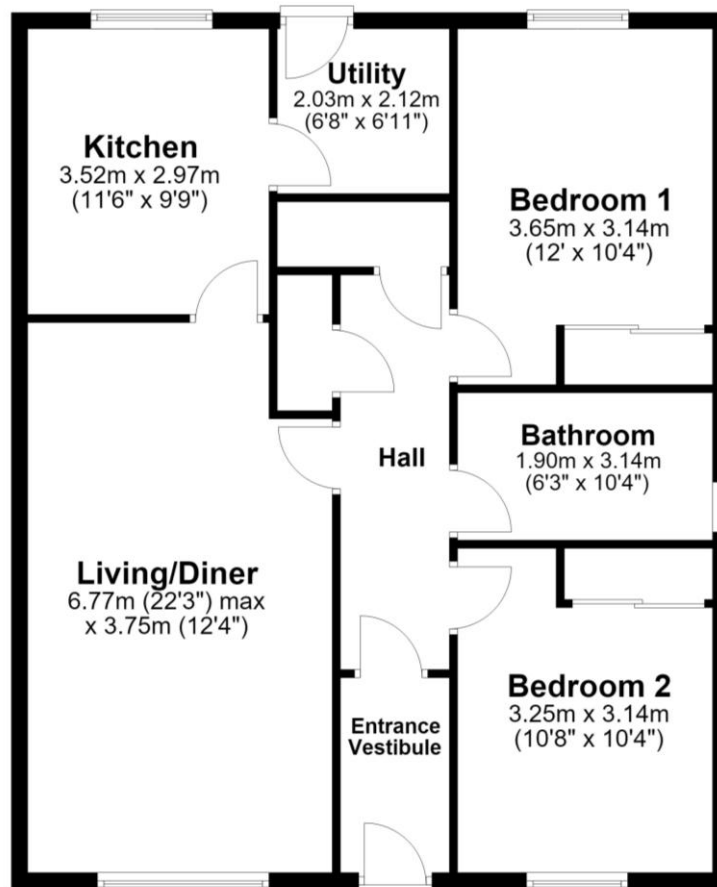
TAKE A LOOK INSIDE

An excellent opportunity to acquire a stylish new-build semi-detached bungalow in a peaceful rural setting on the outskirts of Orphir. Currently under construction by GT Construction and due for completion by January 2027, this energy-efficient home is designed for modern, comfortable living, featuring high levels of insulation, air-to-water underfloor heating throughout, and a heat recovery ventilation system. Finished to a high standard, the accommodation will comprise two bedrooms, a bathroom, a bright living/dining room, kitchen, and utility room. Quality finishes include oak internal doors and window sills, a contemporary Nobilia kitchen, composite external doors, and triple-glazed uPVC windows. Externally, the property will benefit from a private garden and off-street parking, making it an ideal home for those seeking low-maintenance living in a desirable village location. **Please note that the property is under construction and these images of the property are artist's impressions.**

KEY FEATURES

- UPVC triple glazed windows and composite doors
- Air to water underfloor heating with heat recovery
- 2 bedrooms
- Living/dining room and separate kitchen
- Utility room
- Bathroom
- Garden area. Private parking
- Buyers who commit at an early stage of construction will have the opportunity to select their preferred kitchen, bathroom and interior finishes
- Orphir Primary School and Kirkwall Grammar School catchment area

Approx. 87.2 sq. metres (938.1 sq. feet)



/// What3words : ///wiring.unlocking.discussed

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage	TBC	TBC	Due for completion by January 2027



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Viewing

For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



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