



50A Breckan Brae

 **LOW'S**

St Mary's, Holm, KW17 2RR



3 Bed



1 Bath



1 Public



Image from a recently completed property



Image from a recently completed property

KEY FEATURES

- Due for completion end of March 2027
- NHBC 10-year Buildmark warranty available
- Highly energy-efficient dwelling
- 3 bedrooms (2 of which have built-in wardrobes)
- Bright dual-aspect living room and a kitchen/diner with doors leading out to the rear garden
- Double glazed NorDan windows and Dimplex Quantum storage and panel heaters
- Photovoltaic panels to assist with heating of hot water and other electrical appliances
- Driveway providing private off-street parking and planning permission for a double garage
- Lovely open outlook to the front
- Landscaping fee of £60 per annum
- St Andrews Primary School & Kirkwall Grammar School catchment area

LOCATION

50A 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 is also the X1 bus route that runs regularly from St Margaret's Hope to Stromness.

What3words : [///redefined.office.lighters](https://www.what3words.com/redefined.office.lighters)

Fixed Price £280,000

Due for completion at the end of March 2027, 50A Breckan Brae is an attractive new-build three-bedroom bungalow, thoughtfully designed for modern, energy-efficient single-level living. The property features a bright dual-aspect living room and a well-appointed kitchen/diner with doors opening directly onto the enclosed rear garden, creating a natural connection between the indoor and outdoor spaces. Three well-proportioned bedrooms are complemented by built-in wardrobes with mirrored doors to two bedrooms, while the contemporary bathroom benefits from a shower over the bath. A large hall cupboard provides useful additional storage. The property is insulated to a high standard and benefits from Dimplex Quantum electric heating and photovoltaic panels, which assist with heating the domestic hot water. Externally, there is private off-street parking, a small front garden and an enclosed rear garden, with planning permission in place for a double garage. The property also benefits from attic space, offering valuable additional storage, with the option to have a loft ladder and attic flooring installed for an additional charge. This is an excellent opportunity to secure a brand-new, thoughtfully designed home with modern energy-efficient features, private outdoor space and scope for future enhancement.

A reservation fee of £1,000 will secure the property, this is non-refundable but fully deductible from the purchase price.

Image from a recently completed property



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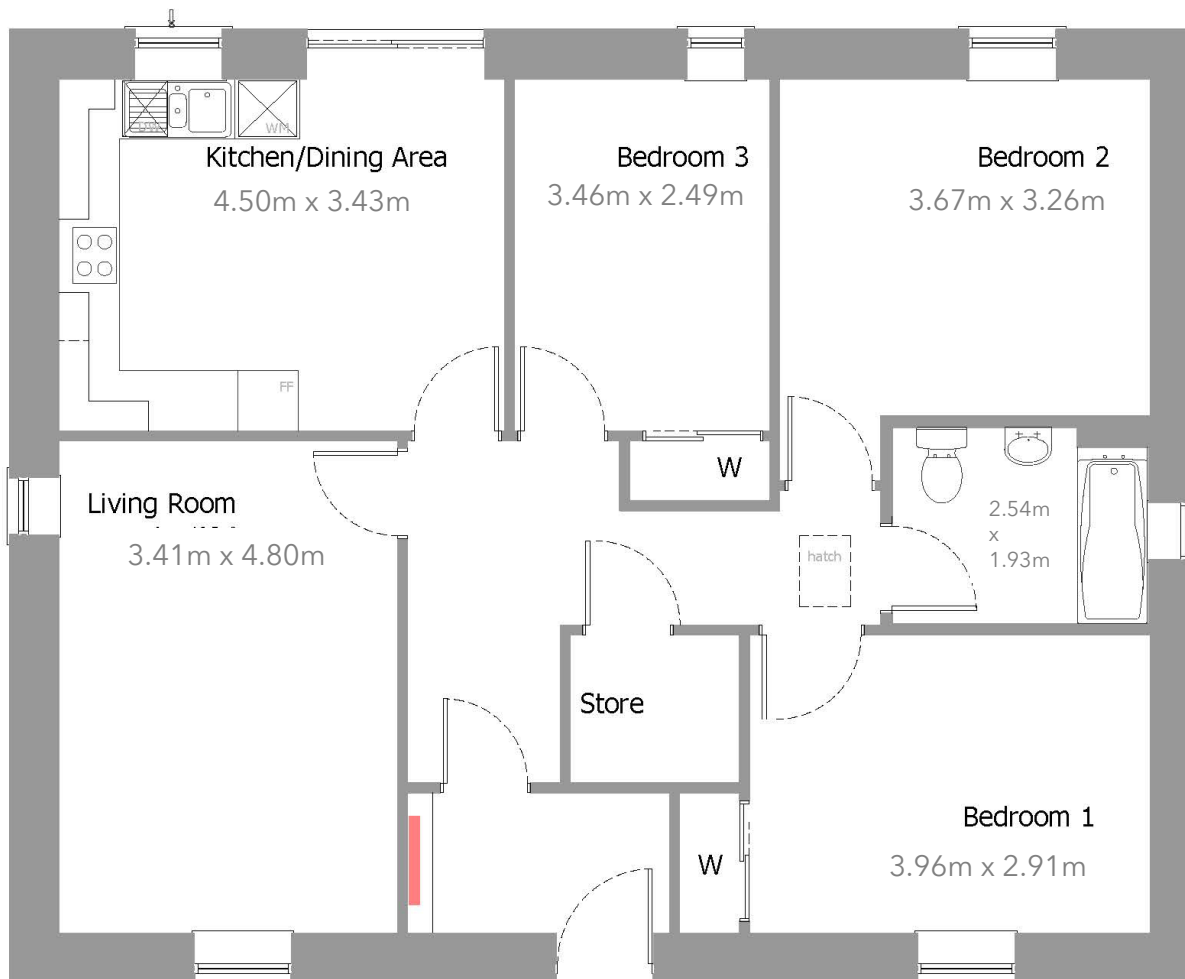


Viewing

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.



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains drainage	Expected to be Band C	Expected to be Band C	Flexible