

20 Breckan Brae

LOWS

St Mary's, Holm, KW17 2RR

4 Bed | 2 Bath | 1 Public

LOWS





TAKE A LOOK INSIDE

20 Breckan Brae is a modern and well-presented four-bedroom home situated within a popular residential development in St Mary's, Holm. The property offers spacious accommodation and is highly energy efficient with solar panels assisting the hot water. Externally, there is a tarmac driveway providing off-street parking and an enclosed rear garden laid to lawn with a patio area. An ideal family home in a peaceful village setting with beautiful sea views.

KEY FEATURES

- UPVC framed double glazed
- Electric Dimplex Quantum and panel heating
- Solar panels assist the heating of the domestic hot water
- NHBC 10-year Buildmark warranty
- Spacious living room with dual aspect
- Modern kitchen/diner with integral hob, oven, cooker hood, fridge/freezer and dishwasher
- Neutral décor throughout
- Bathroom on ground floor, shower room on first floor
- Built in wardrobes in bedroom 1 and 2
- Tarmac driveway
- Enclosed garden to lawn with patio area
- £60 annual landscaping fee to maintain landscaped areas adjacent to development

Offers Over £325,000

The ground floor accommodation comprises a spacious living room with dual aspect windows, allowing plenty of natural light to fill the room. The modern kitchen/diner is well-equipped with integral appliances, providing a practical and sociable space for everyday living and entertaining. A ground-floor bathroom and two bedrooms completes the accommodation on this level.

On the first floor, there are two further bedrooms, one benefiting from built-in wardrobes, providing useful storage. A separate shower room serves the upper floor. The property is neutrally decorated throughout, creating a bright and welcoming feel.
Externally, the property benefits from a tarmac driveway providing off-street parking, along with an enclosed rear garden laid to lawn with a patio area, offering an ideal space for outdoor relaxation and entertaining.

EXTRAS

Floor coverings, most of the blinds and the garden furniture are included in the sale price. Some additional items may be available by separate negotiation.











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LOCATION

20 Breckan Brae is situated within the peaceful village of St Mary's, in the parish of Holm, approximately 7 miles south-east of Kirkwall, Orkney's main town. The property occupies a desirable residential setting within a modern housing development and enjoys a semi-rural environment while remaining conveniently placed for access to local amenities including a primary school and buses to Kirkwall & St Margaret's Hope.

The area is well regarded for its scenic coastal surroundings, outdoor recreational opportunities and strong community atmosphere. Nearby attractions include the renowned Italian Chapel, the historic Churchill Barriers, and various coastal walks offering views across Scapa Flow.

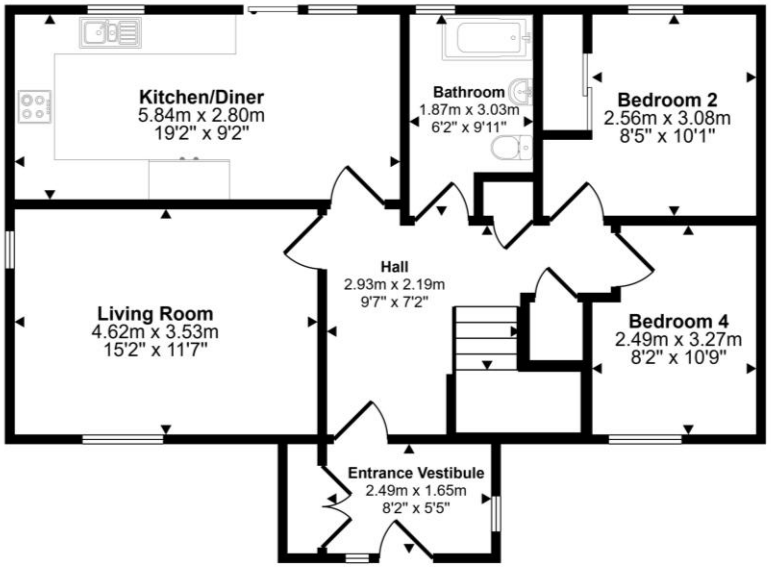
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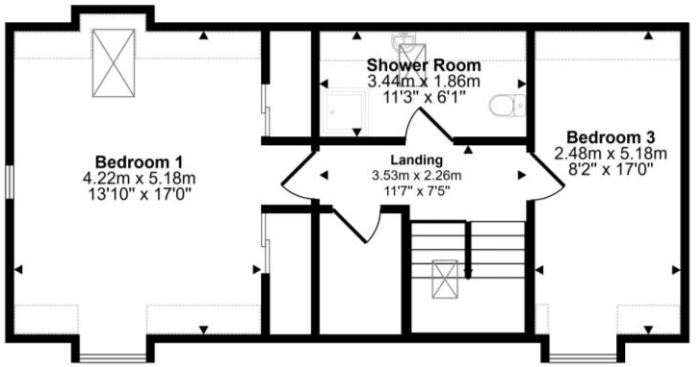





LOWS



Ground Floor



First Floor

Services	Council Tax Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 1800Mbps Mobile Network – Vodafone, EE, O2 & Three	D	C	Flexible

LOWS

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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.

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.