

Hoolan, Toab, Orkney, KW17 2QG Offers Over £395,000

K Allan Properties are delighted to bring this detached 4 bedroom, newbuild property to the market, which is due to be complete around July 2024. This development is being erected by F. Laird Joinery and is carefully positioned to capture the spectacular views on offer on the plot which extends to approx. 1500m2. The modern newbuild is designed with efficiency in mind, with a highly insulated interior, air source underfloor heating and a air recovery system. The spacious detached property, which benefits from a panoramic sea view, is situated in Toab on the East Mainland of Orkney. The property comprises of 4 bedrooms, one of which features an en-suite and walk in wardrobe, living room, kitchen/dining/family room, bathroom, utility room and an integral garage with electric up and over door.

Dingeshowe beach is situated a short distance from the property.

Catchment area schools are St Andrews Primary School and Kirkwall Grammar School.

ATEENTION TO DETAIL FEATURES

French doors in the family room leading out to a patio area Feature seating and storage in the front entrance hall Multi fuel stove in the living room with built in storage and shelving either side Space for an integrated wall mounted TV in the living room

COUNCIL TAX - NOT YET BANDED

SERVICES

Electricity: Mains Water: Mains Drainage: Septic tank Heating: Air to water underfloor heating Heat recovery system

VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email info@kallanproperties.co.uk

BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents.

We received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

OFFERS

K Allan Properties Watergate Kirkwall KW15 1PD OR VIA EMAIL WHICH CAN BE FOUND ON OUR WEBSITE

DISCLAIMER

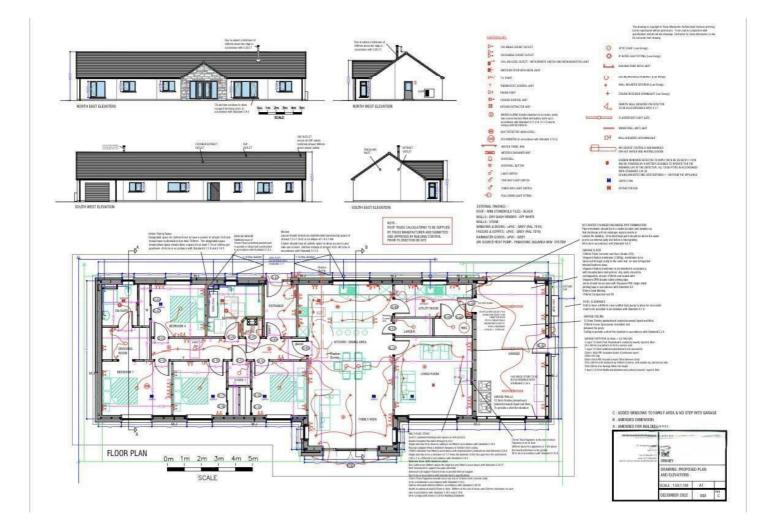
Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not

tested electricity, gas or water services or any

appliances.

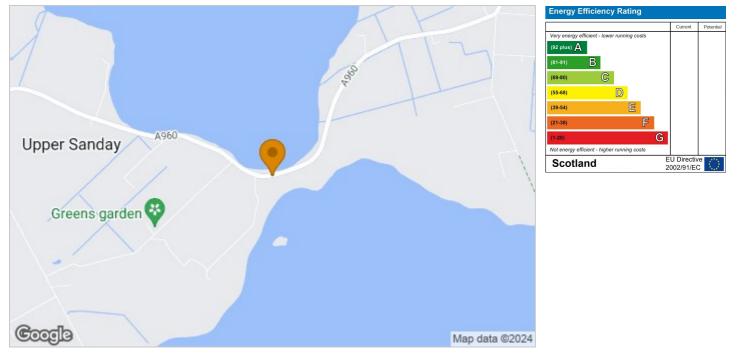
Photographs may have been taken with a wide angle lens.

Floor Plan



Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.