



## Potential Development Land at Berstane Road, St. Ola, Kirkwall, Orkney, KW15 1S7 Offers Over £450,000

This is an exceptional and rare opportunity to own a remarkable plot of land situated on the highly desirable outskirts of Kirkwall. Spanning approximately 6 acres, this expansive plot offers breath-taking, uninterrupted views of Kirkwall and its beautiful surrounding areas, making it a prime location for those seeking both tranquillity and convenience.

The land's elevated position allows for panoramic vistas that are truly stunning, providing an ideal setting for anyone looking to build a dream home or develop a unique project in one of Orkney's most sought-after areas. The potential for development is significant, offering endless possibilities to create a bespoke residence that perfectly complements the natural beauty of the landscape.

Beyond its development potential, the location is unbeatable, combining the serenity of rural living with easy access to the amenities and cultural attractions of Kirkwall. Whether you're seeking a rare investment or someone looking to build a personal sanctuary, this plot of land represents a once-in-a-lifetime opportunity. Don't miss out on securing a piece of this extraordinary location, where your vision can become a reality amidst stunning surroundings.

## VIEWINGS

By appointment only, arranged through K Allan Properties.

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

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

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## BEST ESTATE AGENTS GUIDE

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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.

## 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.

## Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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