



## Potential development land, Berstane Loan,, Kirkwall, KW15 1TA

### Offers Over £425,000

Discover an unparalleled opportunity to own a truly exceptional plot of land on Berstane Loan. Nestled in one of the most desirable areas, this rare offering spans approximately 6.1 acres, boasting gorgeous, uninterrupted views of Kirkwall and the surrounding landscapes. Imagine waking up every morning to panoramic vistas that capture the essence of Orkney's natural beauty.

This prime plot is not just a piece of land—it's a canvas for your dreams. With 6.1 acres at your disposal, the possibilities are endless with the correct permissions in place. Whether you envision building a bespoke home that maximizes the stunning scenery or are seeking a valuable investment in an area where land of this quality is seldom available, this plot is your chance to secure something truly special.

Positioned perfectly to offer both privacy and accessibility, this land combines the tranquillity of rural living with the convenience of nearby amenities in Kirkwall. With ample space to create your ideal setting, the possibilities are endless. Picture a home where large windows frame the breath-taking views, or a lush garden that takes full advantage of the peaceful surroundings.

This plot on Berstane Loan is more than just a location—it's an opportunity to embrace a lifestyle marked by natural beauty, serenity, and the prestige of owning land in a prime spot. This is your chance to make a significant investment in a piece of Orkney's most coveted real estate. Don't miss out on the rare chance to own a plot of this caliber, where every detail works together to offer a life of unparalleled quality and charm.

## VIEWINGS

By appointment only, arranged through K Allan Properties.

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## OFFERS TO

K Allan Properties

Watergate

Kirkwall

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## BEST ESTATE AGENTS 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.

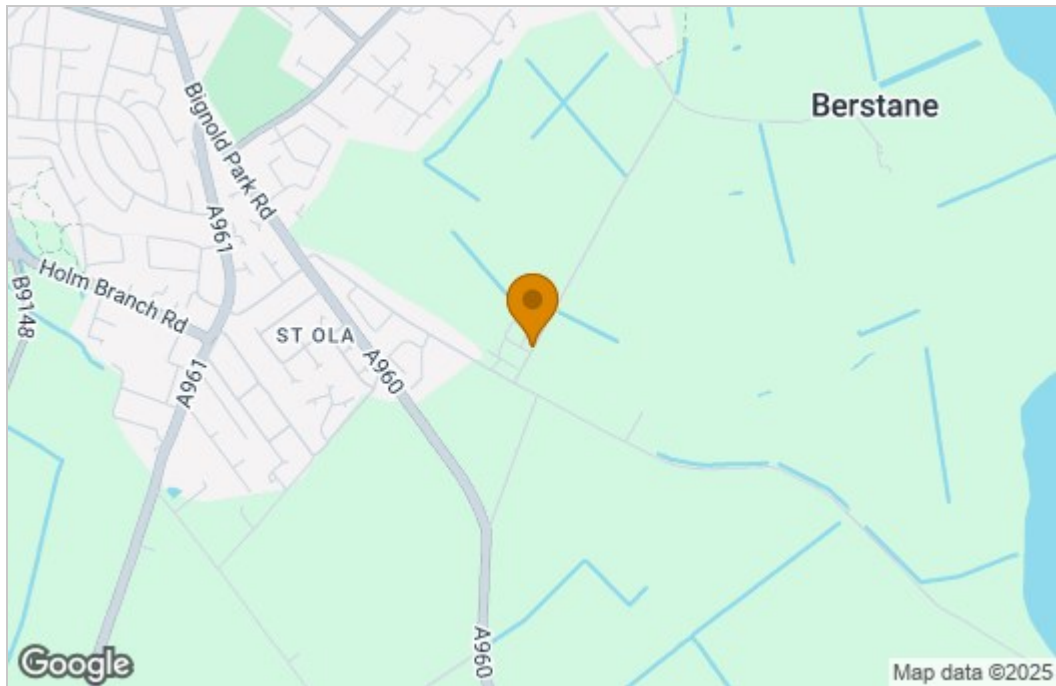
The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area.

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

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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