



**Plot 2 (Near Burnbank), Hillside Road, Stromness, Orkney, KW16 3HR**  
**Offers Over £325,000**

K Allan Properties are delighted to bring this detached 3 bedroom, newbuild property to the market, which is due to be complete around Spring 2025. This development is being erected by Sean Stanger Joinery & Building Contractors. The modern newbuild is designed with efficiency in mind, with a highly insulated interior and air source underfloor heating. The spacious detached property, which benefits from a beautiful rural view, whilst being conveniently positioned in Stromness, close to local amenities. The property comprises of 3 bedrooms, one of which features an en-suite, living room, Nobila kitchen with space for dining, bathroom, and utility room.

Catchment area schools are Stromness Primary School and Stromness Academy.

## COUNCIL TAX BAND - TBC

### TBC SERVICES UPON COMPLETION

Water - Mains

Electricity - Mains

Drainage - Mains

### 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.

### VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

### OFFERS TO

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### 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.

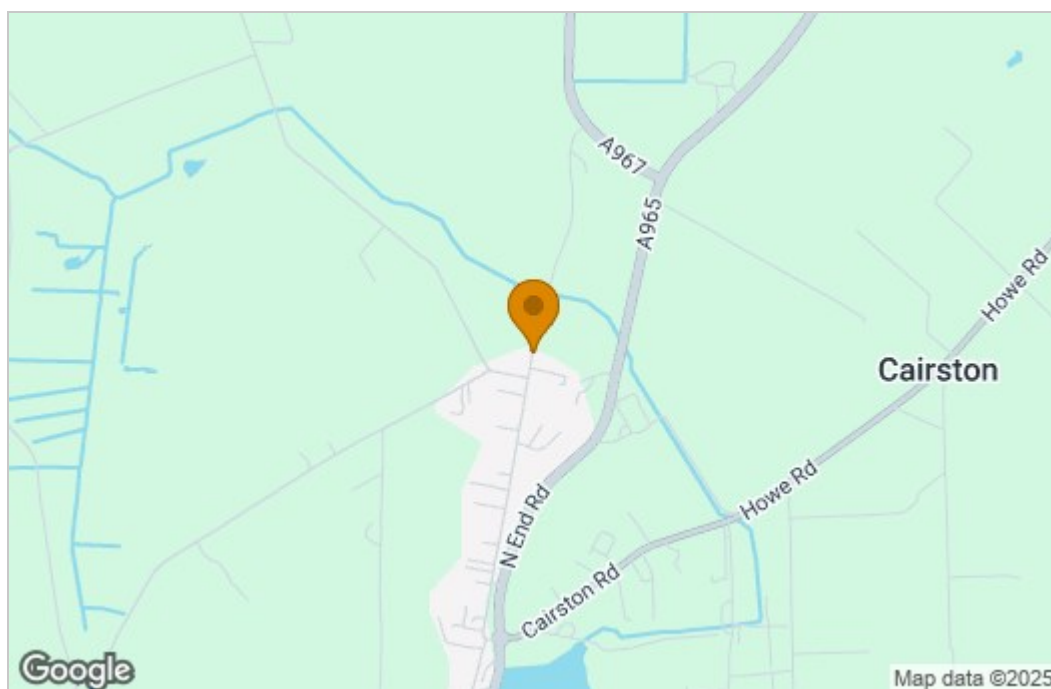
Photographs may have been taken with a wide angle lens.

### OFF-PLAN


This property is presented to the market off-plan.

## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC 	

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.

Watergate, Kirkwall, Orkney, KW15 1PD

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