



## **33 Breckan Brae, Holm, , KW17 2RR**

**Offers Over £295,000**

K Allan Properties are delighted to bring this immaculate 4-bedroom family home to the market. 33 Breckan Brae is a detached property, positioned in a quiet residential area, in St Mary's, Holm. The property has been built with highly rated energy efficient design elements incorporating Insulated Concrete Formwork and benefits from uPVC double glazed windows and doors, the latest Dimplex quantum electric heating system and has an integrated solar system providing power to hot water, heating and other areas on demand. The house comes with the balance of a what was a 10-year NHBC Buildmark warranty, which we understand is around 4 years at the time of going to market.

The ground floor level comprises of a large light filled entrance hall leading to a wide hallway which connects to a beautifully featured hardwood and glass staircase, a large living room, an open plan kitchen / dining room, 2 spacious bedrooms and a large family bathroom. The first floor of the property comprises of an extra-large master bedroom, another large bedroom and a spacious shower room.

The property is presented to the market with high end, modern decor, off-street parking, a large private enclosed rear garden.

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

## SERVICES

Water - Mains

Electricity - Mains

Drainage - Mains

Heating - Modern dimplex electric heaters

## 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, 2024 & 2025 for sales.

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.

C a l l   0 1 8 5 6   8 7 6 3 7 7   o r   e m a i l  
info@kallanproperties.co.uk

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

## 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.

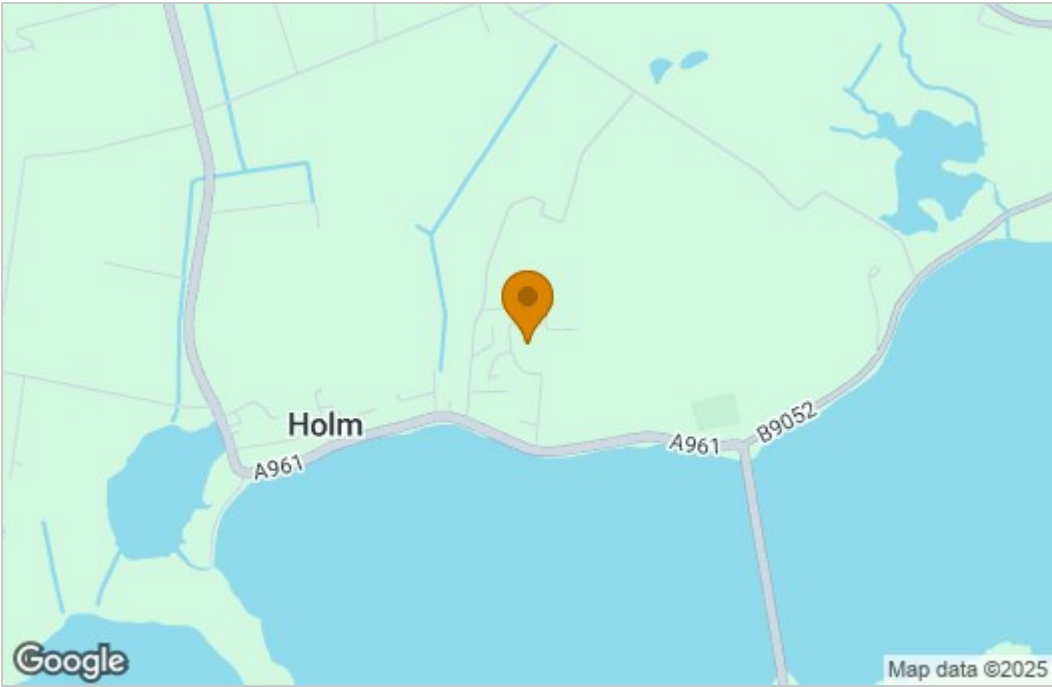
Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

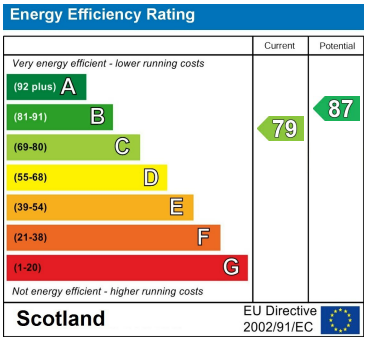
Floor Plan



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.