



33 Breckan Brae, Holm, KW17 2RR

Offers Over £295,000







# 33 Breckan Brae

Holm, KW17 2RR

- DETACHED FAMILY HOME
- HIGH END FINISHING THROUGHOUT
- PARKING FOR TWO VEHICLES
- ENCLOSED GARDEN TO THE REAR OF THE PROPERTY WITH A SPACIOUS SHED

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.

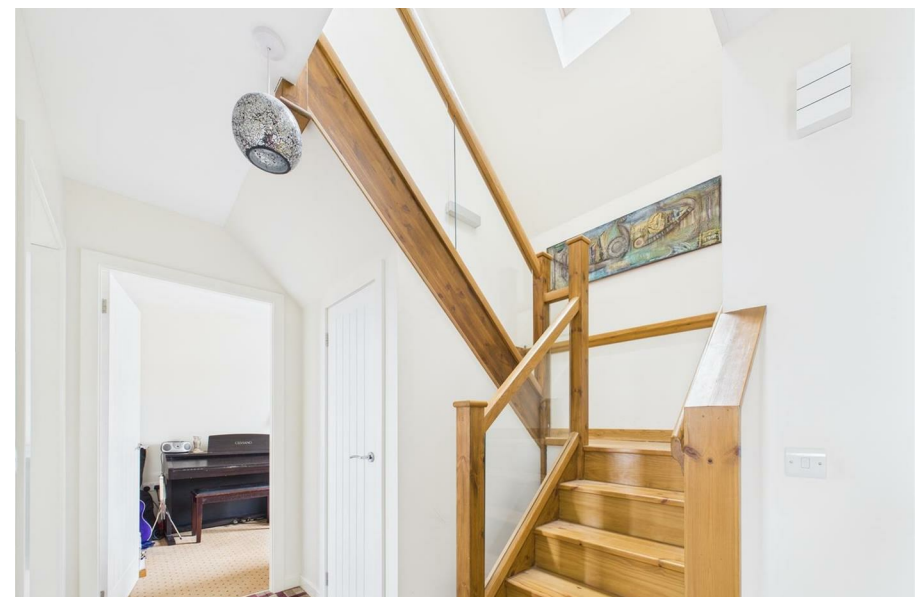
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Directions

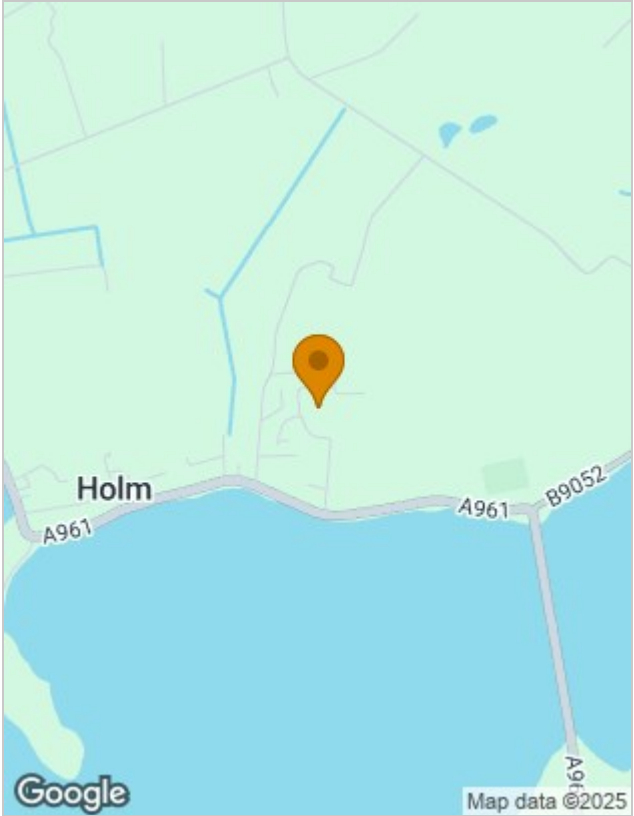




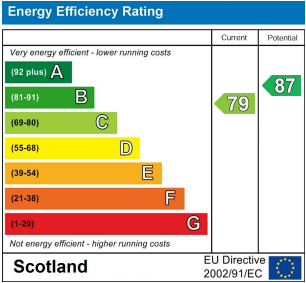
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.