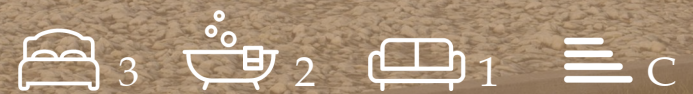




Plot 2, Cumbla, Near Quean, Sandwick, KW16 3JE

Offers Over £365,000





New House, Plot 2 Plot 2, Cumbla

Sandwick, KW16 3JE

- ATTRACTIVE NEW-BUILD DEVELOPMENT WITH AN ADDITIONAL 6 ACRES AVAILABLE
- INTEGRAL GARAGE
- WHAT3WORDS LOCATION; [///golf.savings.tidal](http://golf.savings.tidal)
- SPACIOUS DETACHED THREE BEDROOM LAYOUT WITH ONE EN-SUITE
- COUNTRYSIDE VIEWS
- CONTACT OUR OFFICE FOR MORE INFO

Presented to the market off-plan, this attractive new build will be a detached three-bedroom single-storey home with an integral garage, constructed by reputable local developer Sean Stanger Joinery & Building.

Enjoying a charming rural setting with lovely views over the surrounding farmland, this is an excellent opportunity to secure a quality new home in a peaceful location. Please note some images are AI generated for illustration purposes.

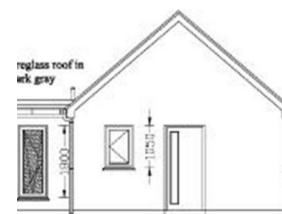




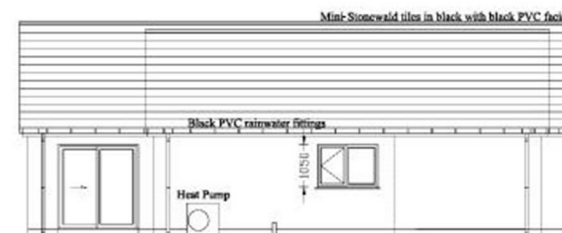
Directions



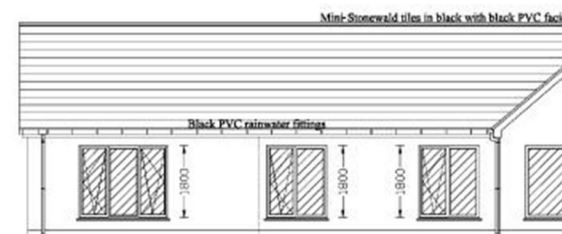
Scale 1:100



Scale 1:100



West Elevation Scale 1:100



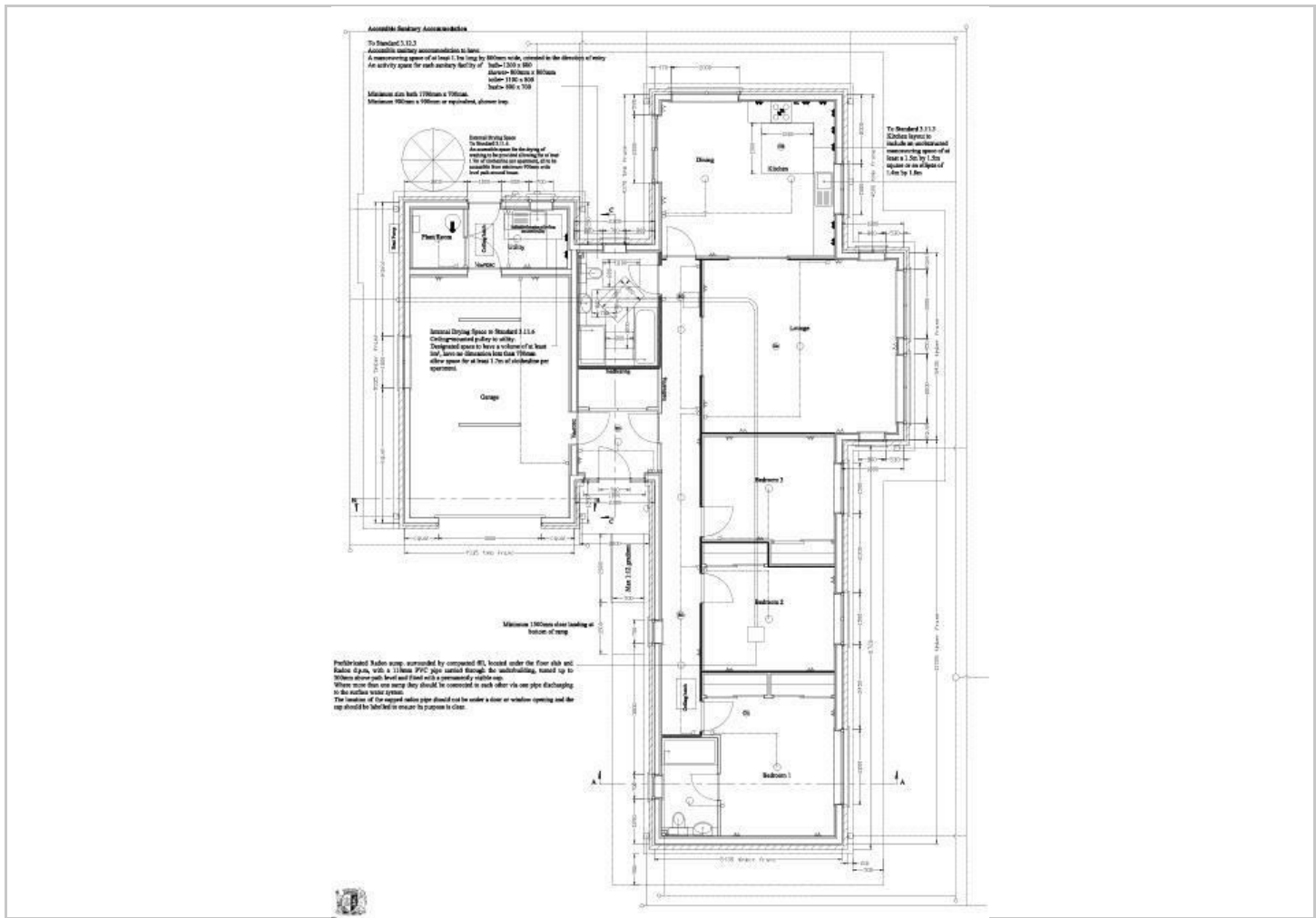
Expansion joints at maximum 6m centres East Elevation Scale 1:100



South Elevation
Inlet & exhaust ducts to/from

Scale 1:100

Floor Plans



Viewing

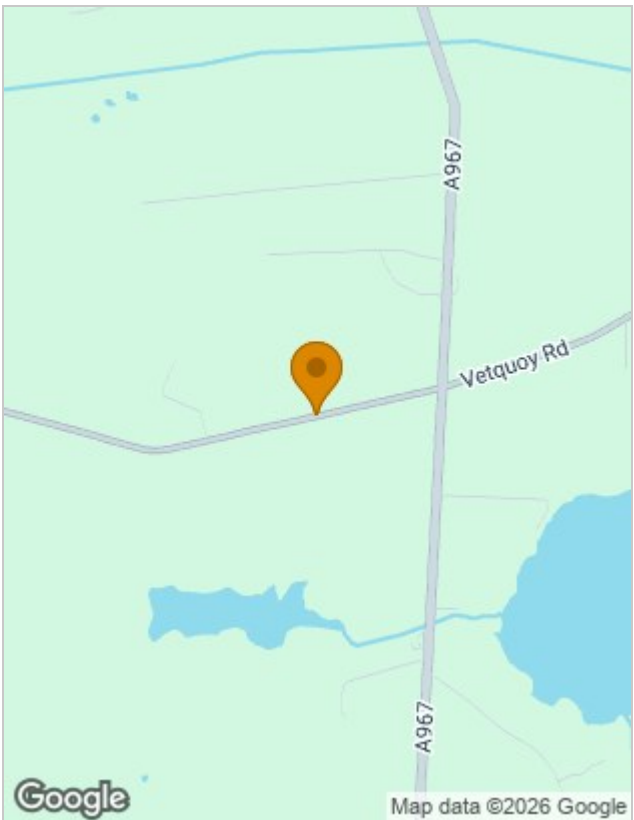
Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

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.

Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: info@kallanproperties.co.uk <https://www.kallanproperties.co.uk>

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		74	
<p>Scotland</p>		<p>EU Directive 2002/91/EC</p>	