

WEST BRECKAN, extending to 14.3 acres or thereby, HOLM, KW17 2RU OFFERS OVER £230,000



West Breckan is a 2-3 bedroom dwellinghouse with a range of outbuildings set in approximately 14.3 acres. The property enjoys outstanding views from its elevated position on the outskirts of Holm village including Churchill Barrier No1 and Scapa Flow.

The 10kw wind turbine at West Breckan is not included in the sale price but the new owners will benefit from the 'free electricity' when the turbine is generating power.

West Breckan has oil fired central heating and mostly UPVC framed double glazed windows.

The dwellinghouse has a large conservatory, to enjoy the views from, and a livingroom which has an alcove to site a focal point fire if desired.

There are fitted base and wall cupboards in the kitchen and the utility room has a sink and plumbing for a washing machine. There is also a shower room and the 3 bedrooms with bedroom 3 accessed through bedroom 1.

To the rear of the house there are several stores, a workshop, garage and a large Nissan hut (8m x 4m) with light, power points and inspection pit.

There is also a mature garden with lawn, trees and a drying area together with the fields which are to grass.

SERVICES - Mains water and electricity. Private septic tank.

COUNCIL TAX BAND - Band B. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING - Band E.

FIXTURES & FITTINGS - All floor coverings are included in the sale price.

VIEWING - For an appointment to view contact Lows Property Department.

ENTRY - By arrangement.

PRICE - Offers over £230,000

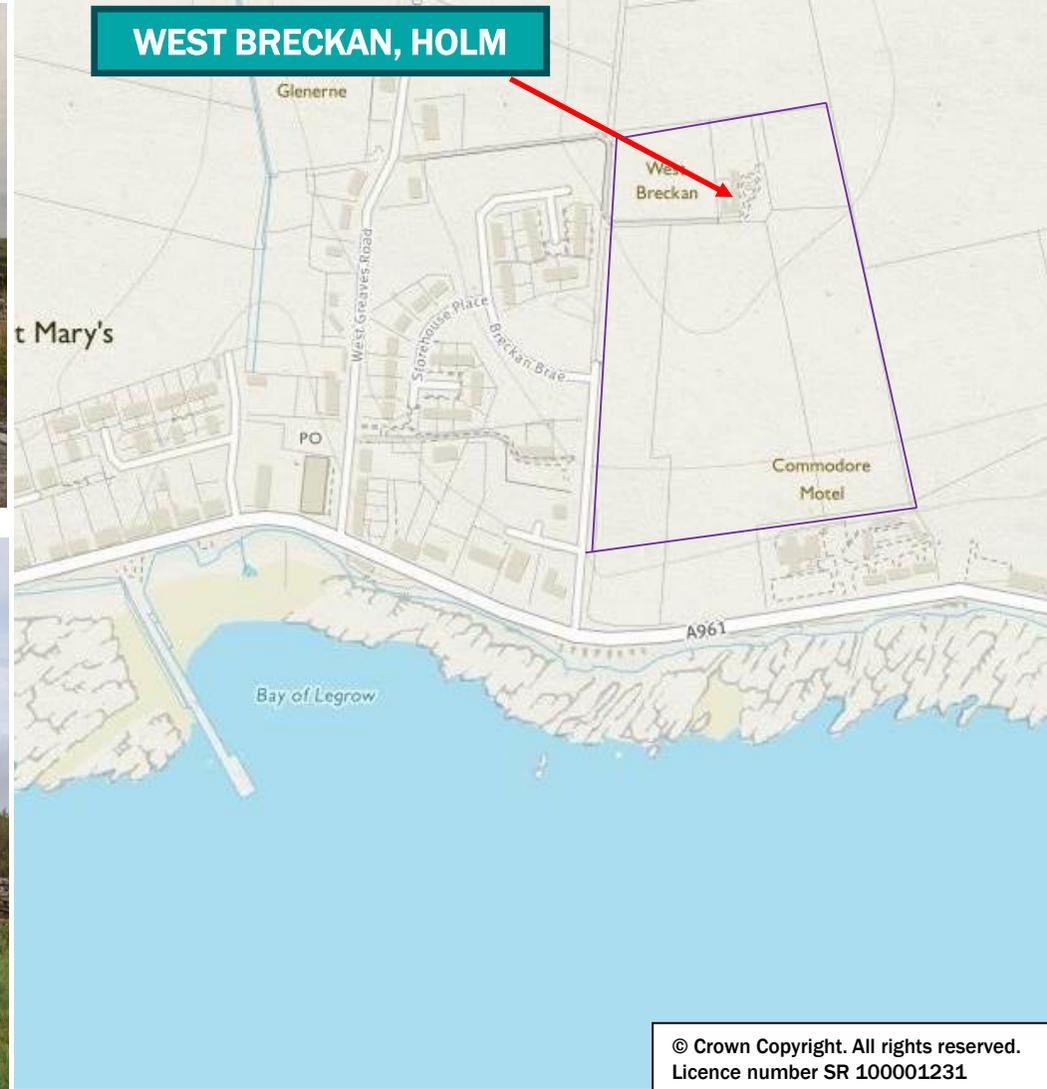
Further enquiries should be directed to Lows Property Department with whom all offers should be lodged in writing.







WEST BRECKAN, HOLM



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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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