



5a Wardhill Road, Stromness, Orkney, KW16 3HS

Offers Over £300,000





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Orkney, KW16 3HS

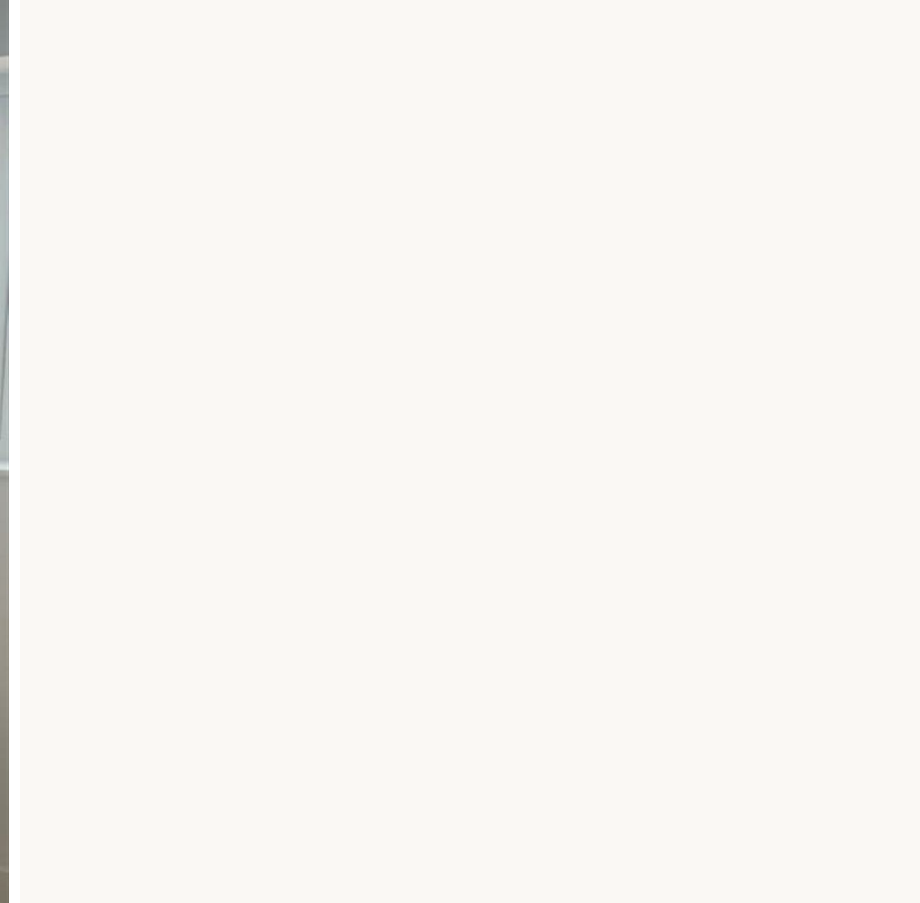
- 3-bedroom newbuild
- Nobilia German kitchen
- Due to be complete in Spring 2023
- Countryside views
- Highly efficient insulated design
- Disabled access
- Underfloor, air source heating
- Close to local amenities

K Allan Properties are delighted to bring this detached 3 bedroom, newbuild property to the market, which is due to be complete around Spring 2023. The property is positioned a short walk from Stromness town centre and benefits from a rural lifestyle with the luxury of local amenities close by. The modern newbuild is designed with efficiency in mind, with a highly insulated interior and air source underfloor heating.

Stromness is a charming town with traditional flagstone streets and a harbour with one of the regular Scotland Mainland transport links. Stromness benefits from a wide range of local shops and amenities including a medical practice, chemist, supermarket, primary & secondary schools and an art gallery. Transport links around mainland Orkney are regular from Stromness. Catchment area schools are Stromness Primary and Stromness Academy.



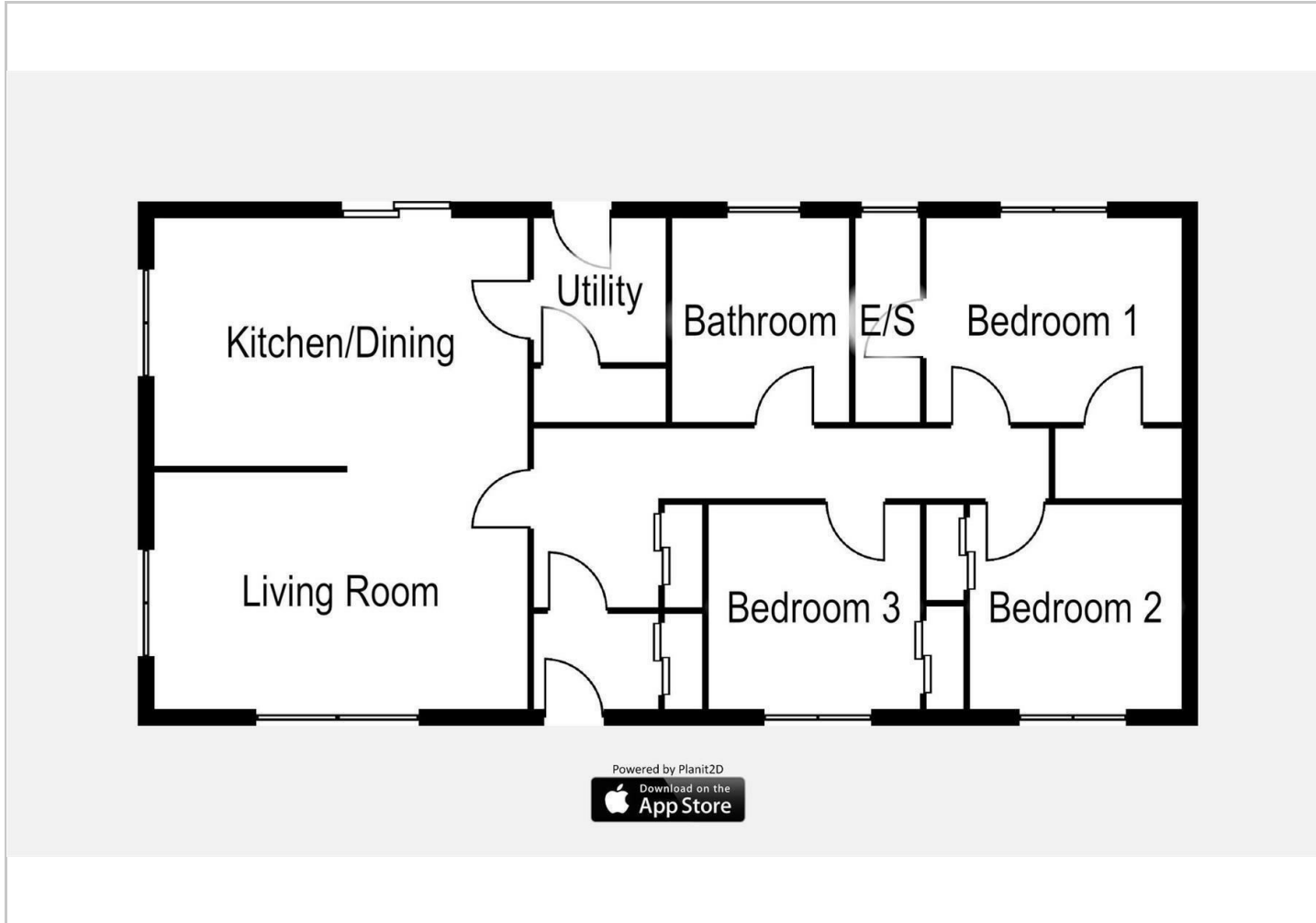
VESTIBULE	1.4 x 1.3
LIVING ROOM	5.2 x 3.5
KITCHEN / DINING	5.2 x 3.3
UTILITY ROOM	2.8 x 1.9
BATHROOM	2.8 x 2.0
BEDROOM 1 WITH EN-SUITE	
11'5" x 9'2" plus en-suite (3.5 x 2.8 plus en-suite)	
BEDROOM 2	3.0 x 2.8
BEDROOM 3	2.9 x 2.8
ADDITIONAL INFORMATION	



Directions



Floor Plans



Viewing

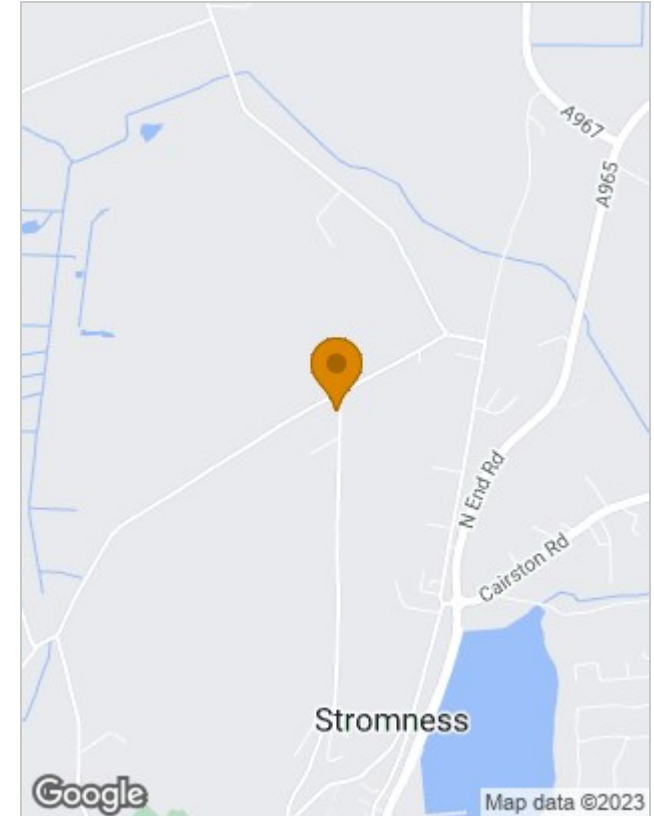
Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

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

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Location Map



Energy Performance 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			
Scotland		EU Directive 2002/91/EC	