



## Sea View, Wardhill Road, Stromness, KW16 3HS

**Fixed Asking Price £300,000**

K Allan Properties are delighted to present this spacious, newly completed three-bedroom detached family home to the market.

Positioned on the outskirts of Stromness, Sea View benefits from an elevated position, with spectacular panoramic views overlooking surrounding countryside, a large garden and off road parking for several vehicles.

The modern newbuild is designed with efficiency in mind, with a highly insulated interior and airtight underfloor heating.

The property comprises of a spacious open-plan kitchen, dining and living area, bathroom, utility room and three double bedrooms, one with en-suite.

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.

## SERVICES

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Underfloor aresource

## BEST ESTATE AGENT 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 for sales and are delighted to have been invited back to London for our award in November for 2024.

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.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON OUR WEBSITE

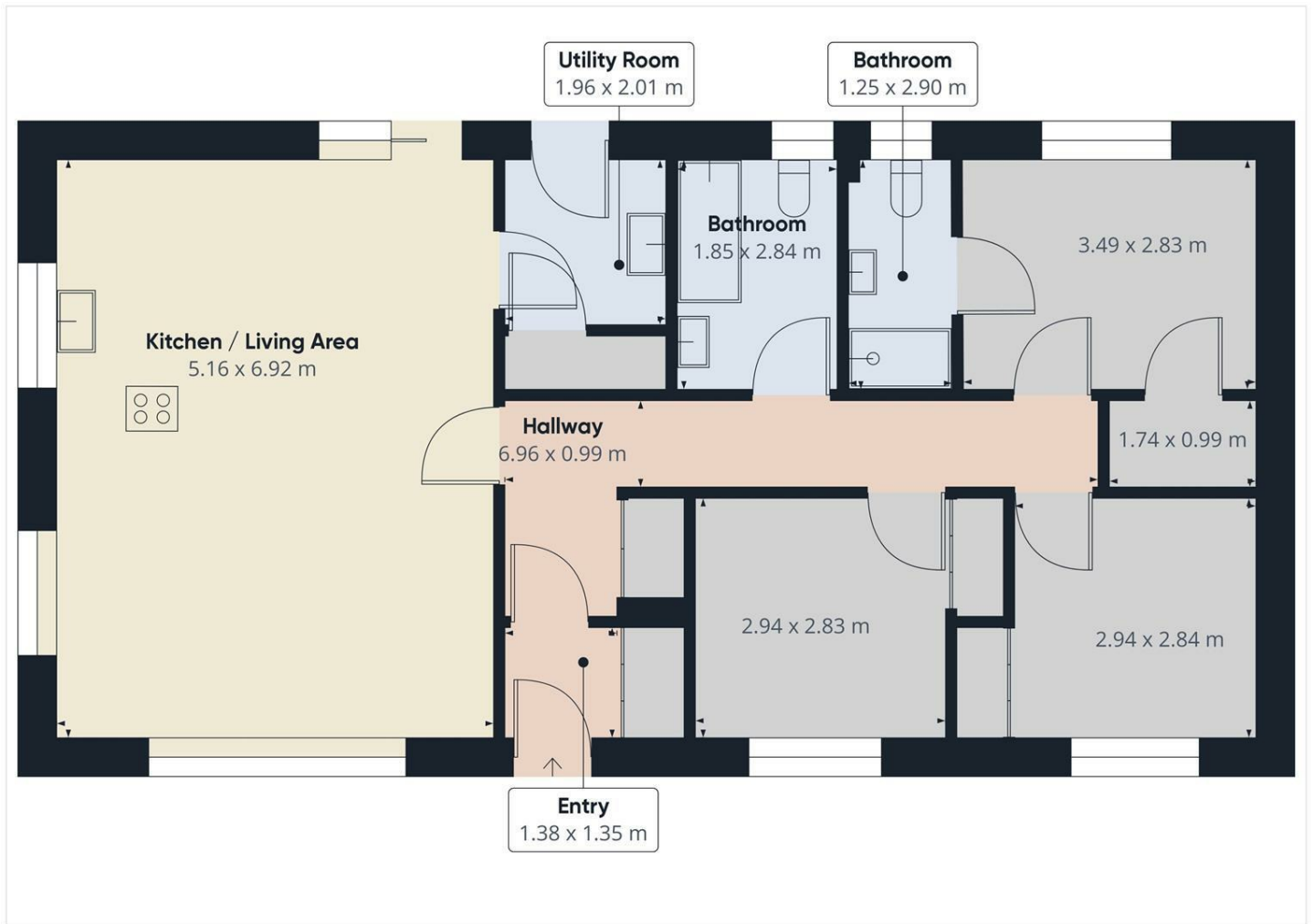
## DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed.

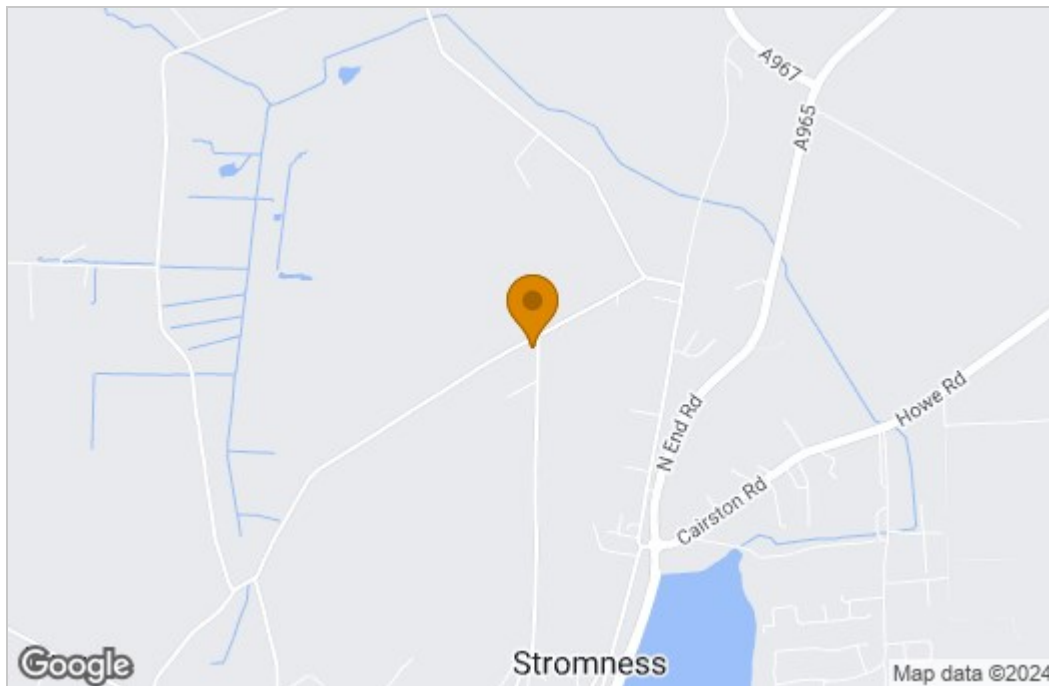
Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD

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