



**ORKNEY PROPERTY CENTRE**

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**28 Breckan Brae, St Mary's, Holm  
KW17 2RR**

**Revised Price  
Offers over £135,000**



Beautifully presented two bedroom detached house situated in a quiet residential area on the outskirts of the picturesque village of St Mary's in the parish of Holm.

Accommodation comprises Living room, Kitchen, two Bedrooms and a Bathroom.

Perfect for a first time buyer or property investor.

£10,000 Below Home Report Valuation

[www.orkneypropertycentre.co.uk](http://www.orkneypropertycentre.co.uk)

The entrance vestibule leads into the hallway which benefits from a storage cupboard and a large walk-in cupboard housing the hot water tank. Radiator. Hatch to attic.



**Living room**  
**4.18m x 3.58m (13ft 9" x 11ft 9")**

This living room is immaculately presented with neutral décor and carpeting. Window to the front and a window to the side allowing a good flow of natural light. Two television, a sky and two telephone points. Storage heater.



**Kitchen**  
**5.31m x 2.92m (17ft 5" x 9ft 7")**

Well appointed kitchen fitted with a range of units at floor and eye level. Cooker point. Plumbed for a dishwasher and a washing machine. Space for a fridge freezer. Ample room for a table and chairs. Vinyl flooring. Window and a half glazed external door. Telephone point. Storage heater.

**Bathroom**  
**3.18m x 2.53m (10ft 5" x 8ft 4")**

Three piece white suite with a shower over the bath. Heated towel rail and an extractor fan. Modesty glazed window and vinyl flooring.

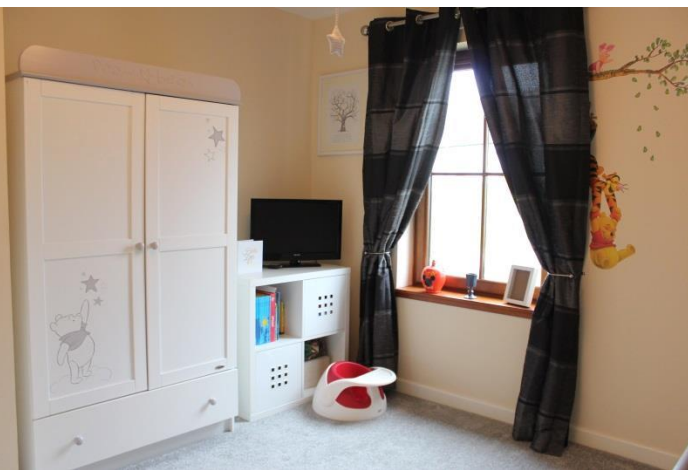






**Bedroom 1**  
**3.80m x 3.22m (12ft 6" x 10ft 7")**

This bright double bedroom is carpeted and with neutral décor. Window overlooking the rear garden. Built-in wardrobe with hanging rail and shelving. Television and a telephone point. Panel heater.



**Bedroom 2**  
**3.46m x 3.28m (11ft 5" x 10ft 9")**

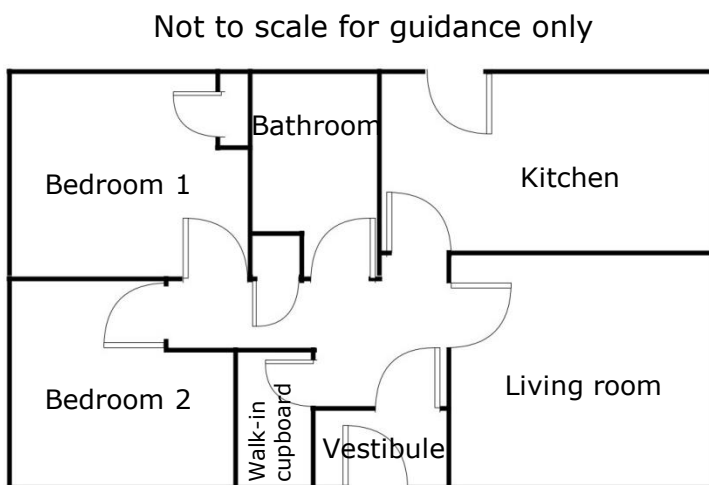
Chic double bedroom with carpeting and muted co-ordinating décor. Window to the front of the property. Ample room for freestanding bedroom furniture. Television and a telephone point. Panel heater.





## Outside

The front garden is laid to lawn with a driveway offering parking. The rear garden is also mainly laid to lawn with a decked area. High level privacy fencing.



28 Breckan Brae benefits from uPVC double glazed windows and doors and has electric heating and an integrated solar system providing hot water.

**Services** – Mains service, Telephone

## General Notes –

- **Council Tax** - Band B. This may be reassessed when the property is sold.
- **Energy Performance Rating** - **Band C.**
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By arrangement
- **Fittings & fixtures** – All carpets, floor coverings, blinds and light fittings are included in the sale.
- **Price** – Offers over £135,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

*Orkney Property Centre has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of October 2017. All measurements are approximate sizes only. Orkney Property Centre will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.*