



Sionascaig, 1 Crantit Park, Kirkwall, KW15 1SJ

This attractive 4-5 bedroom detached bungalow is situated on the outskirts of Kirkwall within walking distance of Scapa Beach.

The properties offer spacious accommodation and has a 3.66kw solar panel system.

**OFFERS OVER
£240,000**



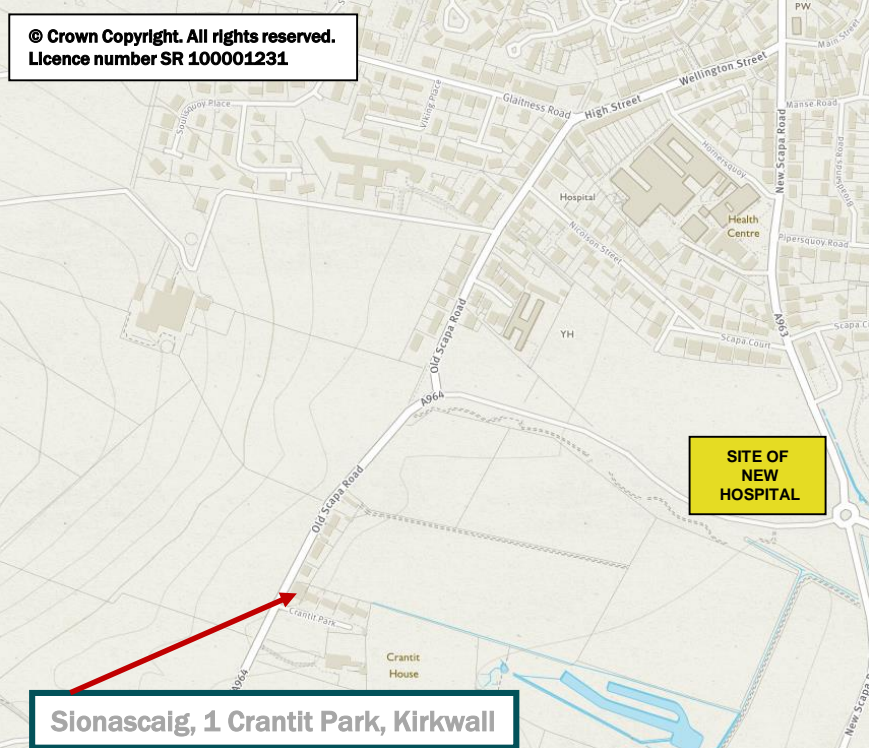
- Large living room and spacious sitting room.
- Quality fitted kitchen with larder and dining area featuring patio doors.
- Utility room.
- Master bedroom with walk-in wardrobe and en-suite.
- Modern bathroom.
- Sitting room may be suitable as a 5th bedroom.
- Air source heating.
- UPVC framed double glazed windows.
- Garage and garden shed.
- Garden includes lawns, mature trees and bushes.
- Wide tarmac driveway.



LOCATION

Sionascaig lies on the outskirts of Kirkwall approximately 1 mile from the town centre. It is also within a short walk of Scapa Beach and the new hospital.





SERVICES - Mains water and electricity. Telephone. Shared septic tank.

COUNCIL TAX BAND - Band E. 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 D

ENTRY - By arrangement.

FIXTURES AND FITTINGS – All floor coverings are included in the sale price.

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

PRICE - Offers over £240,000

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

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Lows Solicitors – Estate Agents
5 Broad Street, Kirkwall, Orkney, KW15 1DH
T: 01856 873151 F: 01856 875450 W: www.lowsorkney.co.uk

DJMF

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.