



35a Pickaquoy Drive, Kirkwall, KW15 1ZJ

35a Pickaquoy Drive is a well-presented one bedroom dwellinghouse. The attractive property features an open plan living room/kitchen. There is a small garden to the front together with a shared parking area.

**OFFERS OVER
£80,000**



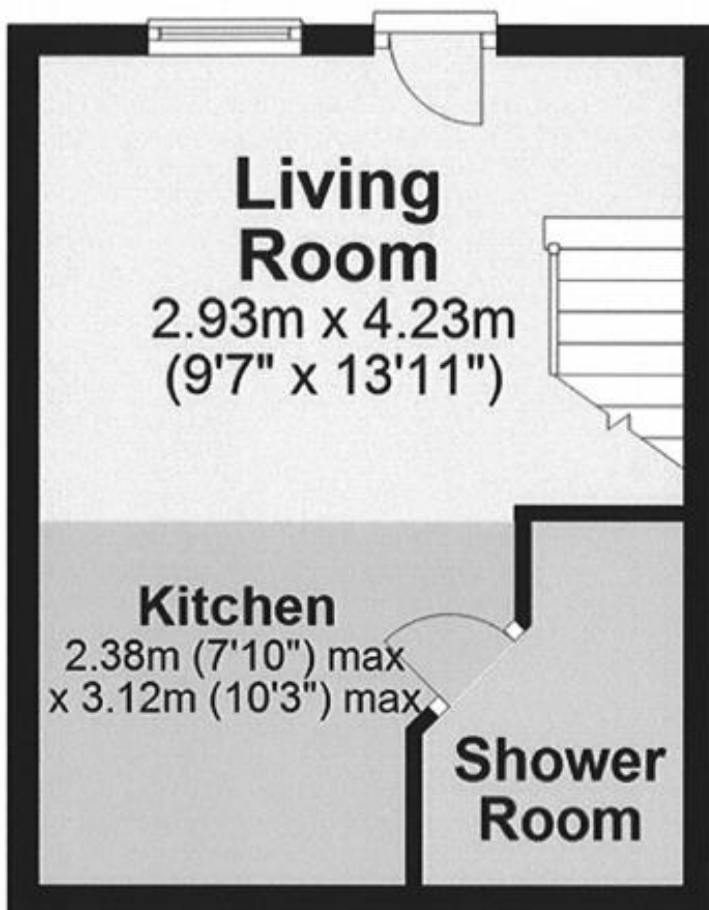
- UPVC framed double glazed windows.
- Air source heater in living room.
- Modern kitchen with breakfast bar, integral hob, oven, cooker hood and plumbing for washing machine.
- Shower room on ground floor.
- Bedroom with fitted wardrobe, storage shelves and corner desk, on first floor.
- Small garden to front.
- Shared parking to front.
- NHBC Buildmark warranty.

LOCATION

The attractive property is situated in a modern housing development that is within walking distance of the Pickaquooy Leisure centre and supermarkets.

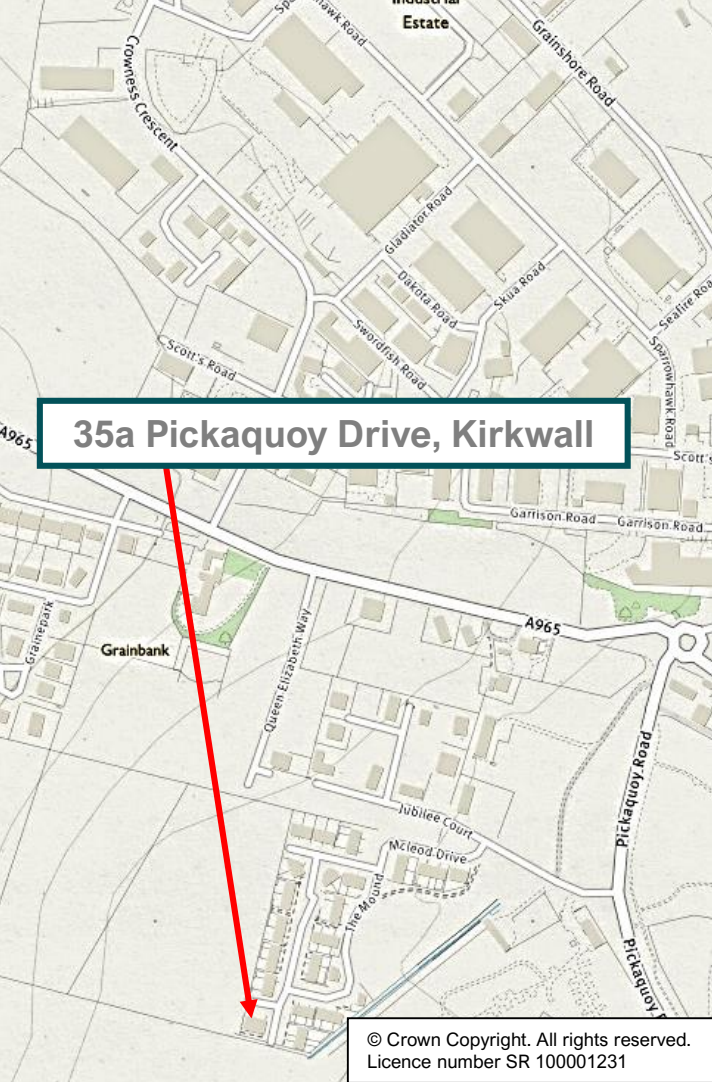


GROUND FLOOR



FIRST FLOOR





SERVICES – Mains services. Telephone.

COUNCIL TAX BAND - Band A. 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 C.

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

ENTRY – Early entry available.

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

PRICE – Offers over £80,000

Further enquires 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

CMS

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.