



## 23 Hordaland, Kirkwall, KW15 1UN

This attractive one bedroom semi-detached bungalow may especially appeal to the first time buyer or buy-to-let property investor.

The well-presented property has an enclosed rear garden with shed.

**OFFERS OVER  
£85,000**

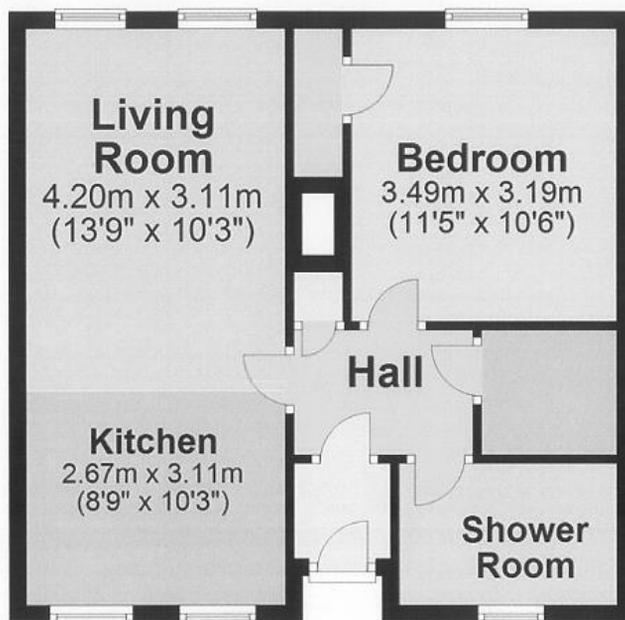


- Electric heating.
- UPVC framed double glazed windows.
- Stands in good decorative order.
- Open plan living room – kitchen.
- Modern fitted kitchen incorporating a wine cooler and dish washer.
- Shower room with double shower.
- Built in wardrobe in double bedroom.
- Walk in cupboard off hall.
- Garden shed in enclosed rear garden.



## LOCATION

23 Hordaland is situated within walking distance of the town centre and there is a general store with post office close by.





**SERVICES** – Mains services. Telephone.

**COUNCIL TAX BAND** - Band A. The Council Tax Band may be re-assessed 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 and curtains are included in the sale price.

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

**PRICE** – Offers over £85,000.

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

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find your happy

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