

**27 PICKAQUOY DRIVE,
KIRKWALL, KW15 1ZJ
OFFERS OVER £155,000**

£15,000 LESS THAN HOME REPORT VALUATION



27 Pickaquoy Drive is a well presented 3 bedroom end-terraced dwellinghouse. The modern property offers spacious accommodation and is conveniently situated for The Pickaquoy Centre and supermarkets.

The dwellinghouse stands in good decorative order and has UPVC framed double glazed windows together with air source heating.

There is a spacious living room and the kitchen has modern fitted cupboards and a dining area. Also on the ground floor is a toilet and a utility room which has plumbing for a washing machine and space for a tumble dryer.

The bathrooms and bedrooms are on the first floor. There is a white bathroom suite with a shower over the bath. Bedroom 1 and 2 have built in wardrobes and there is a fitted wardrobe in bedroom 3. Each bedroom has a panel heater. The loft is partially floored and has a light.

There is a small area of garden to the front and a fenced rear garden with lawn and a drying area.

SERVICES - Mains services. Telephone.

COUNCIL TAX BAND - Band C. 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 C.

FIXTURES & FITTINGS - The floor coverings and blinds are included in the sale price.

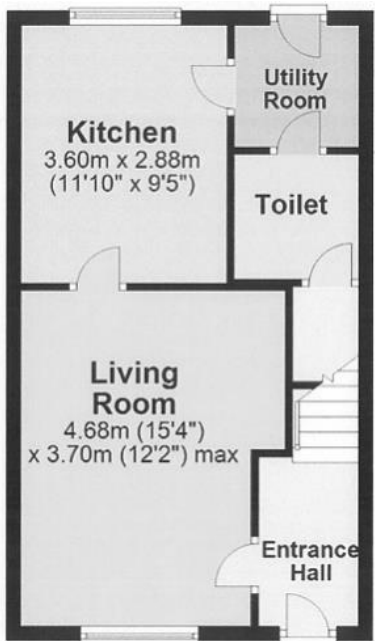
VIEWING - For an appointment to view contact Lows Property Department.

ENTRY - By arrangement.

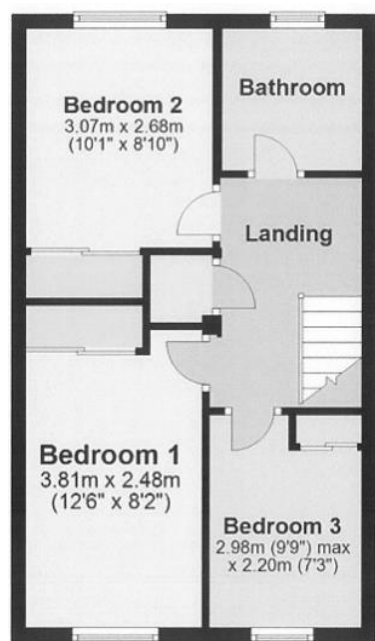
PRICE - Offers over £155,000 **Below Home Report Valuation.** Further enquiries should be directed to Lows Property Department with whom all offers should be lodged in writing.



GROUND FLOOR



FIRST FLOOR





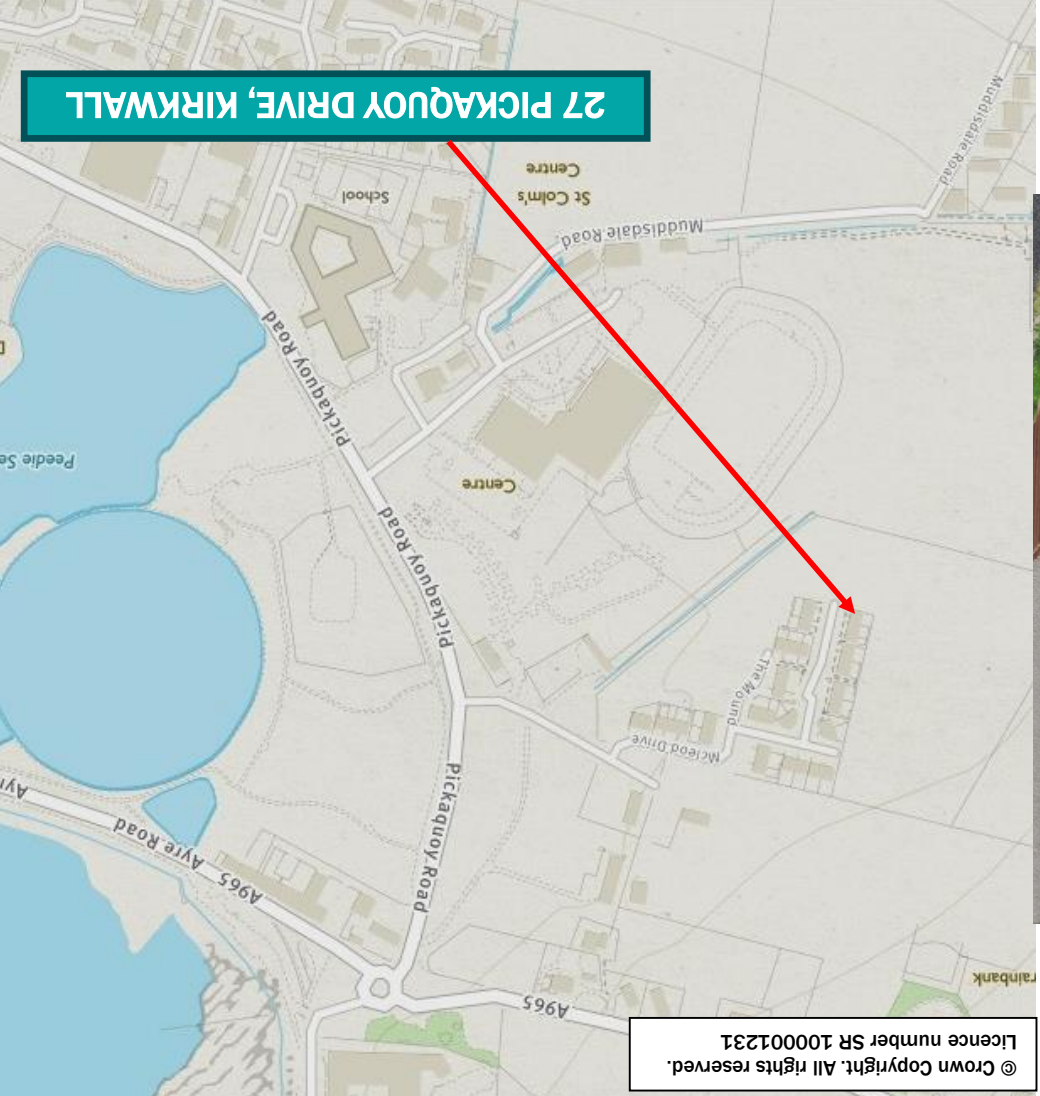
The following notes are of crucial importance to intending viewers and/or purchasers of the property.

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.

EJP



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



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