



4 St Rognvald's Way,
Kirkwall, KW15 1SQ

OFFERS OVER £220,000



4 St Rognvald's Way is a 2-3 bedroom bungalow with connected garage. The attractive property is set in a small cul-de-sac a short drive from the town centre and may appeal to young families or those wishing to downsize.

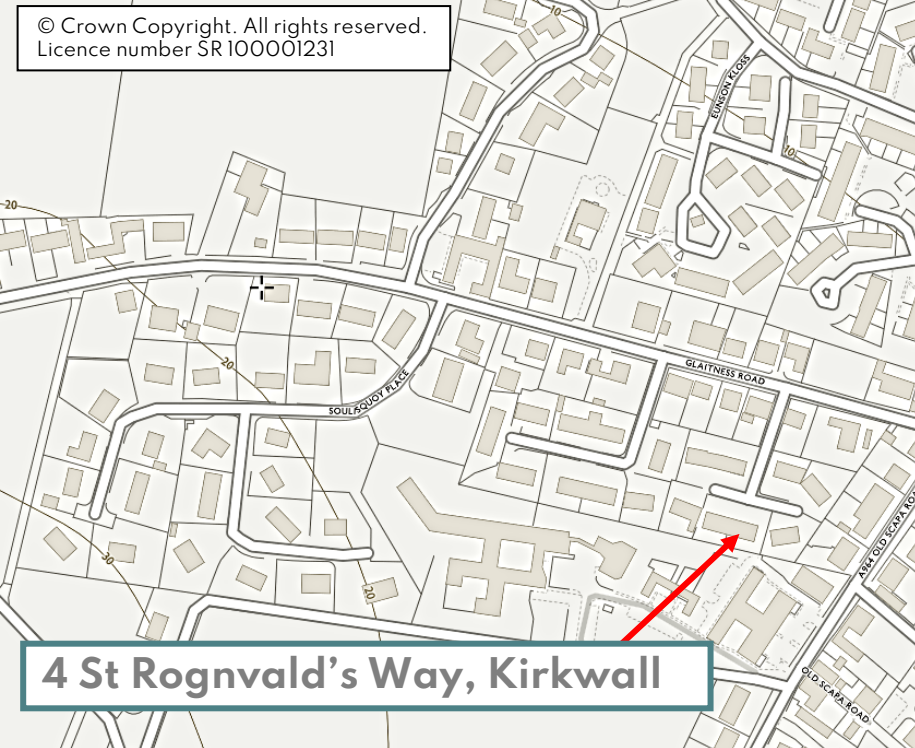
- Electric storage/convector and panel heaters
- uPVC framed double glazed windows.
- Spacious living room.
- Dining room/bedroom 3.
- Kitchen with fitted cupboards incorporating plumbing for a washing machine and space for a breakfast table.
- Bathroom with electric shower over bath.
- Built-in wardrobe in bedroom 1.
- Electric sectional garage door.
- Garden shed.
- Garden to lawn.

LOCATION

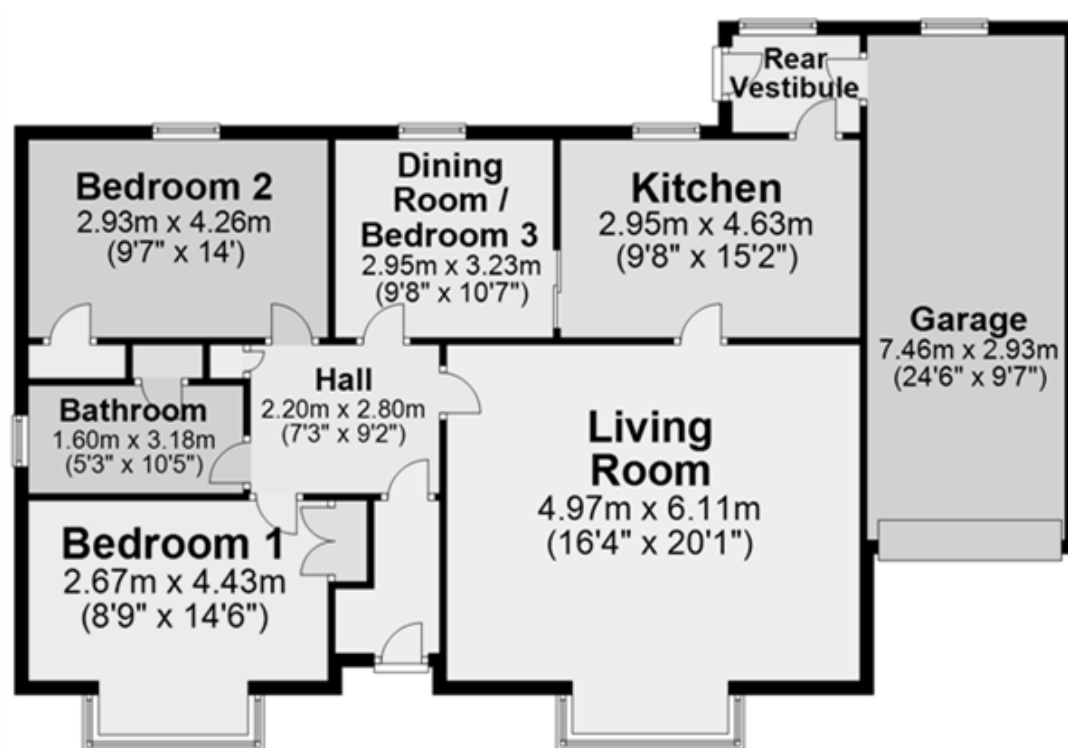
4 St Rognvald's Way is situated a short drive from the town centre.







4 St Rognvald's Way, Kirkwall



SERVICES – Mains services.

COUNCIL TAX BAND – Band D. 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 E.

FIXTURES & FITTINGS – All floor coverings, curtains and blinds are included in the sale price.

ENTRY – By arrangement.

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

PRICE – Offers Over £220,000

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

Lows Solicitors – Estate Agents
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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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.