



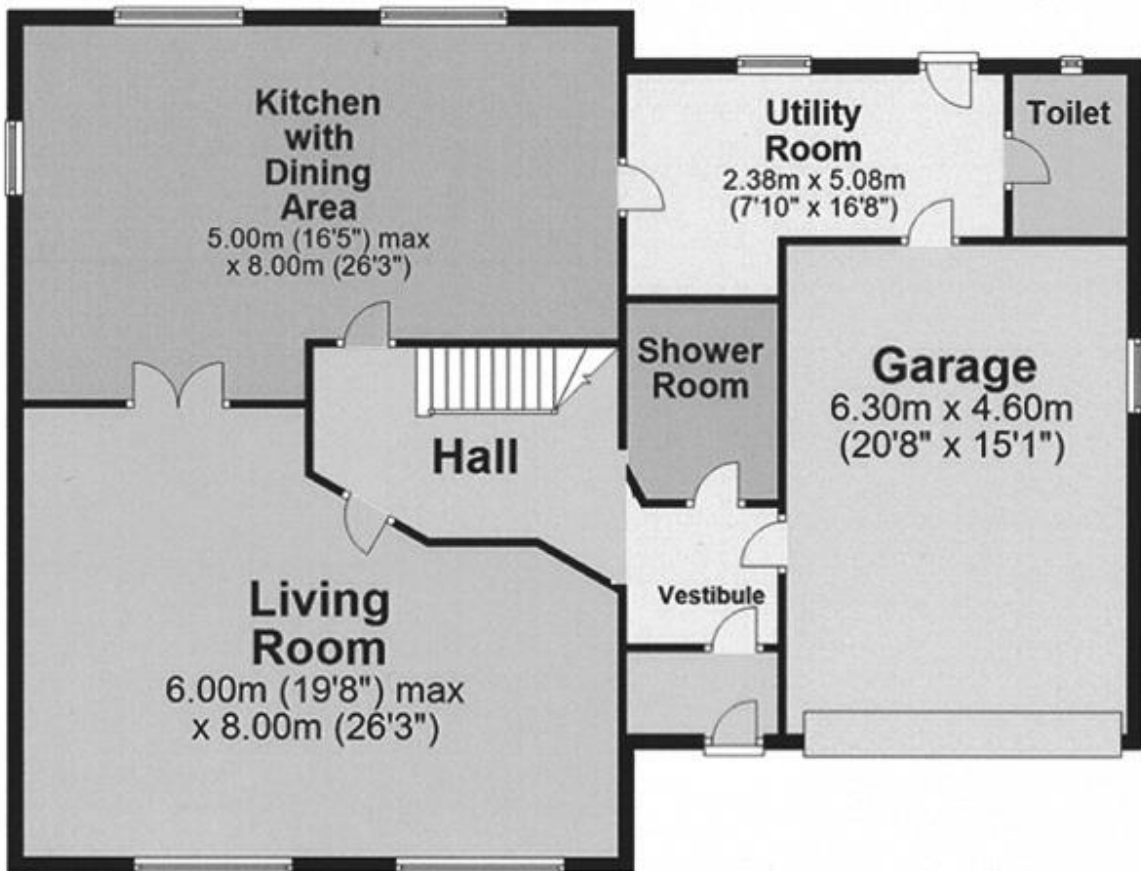
26 Grainepark, Kirkwall, KW15 1UL

This new 1³/₄ storey 4 bedroom detached dwellinghouse is expected to be completed May-June 2020. The substantial property offers a very high standard of accommodation and will have a traditional finish with Welsh slate roof and sandstone skews.

Purchasers may have the option to select kitchen and bathroom finishings subject to agreement on specification and price.

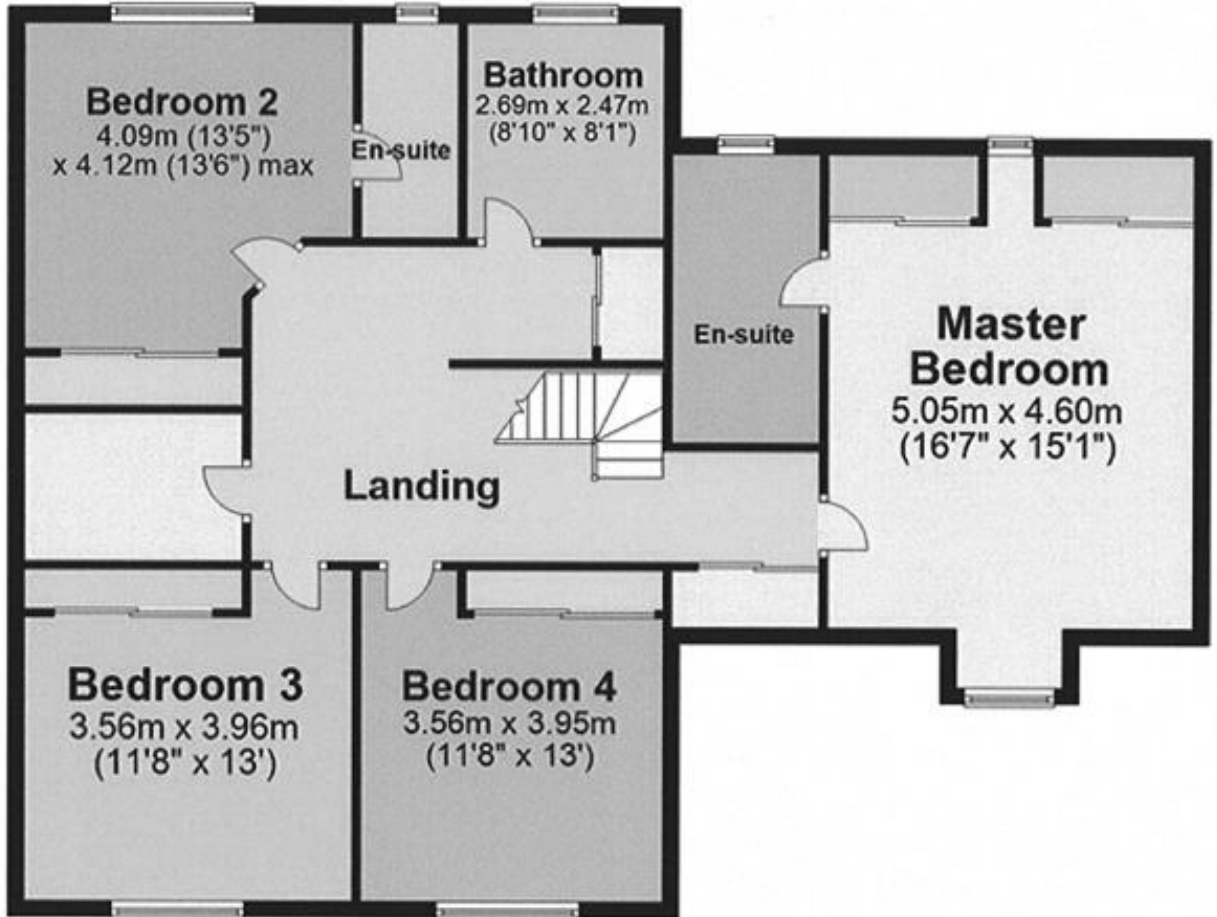
**OFFERS OVER
£395,000**

GROUND FLOOR



- Air to water central heating.
- Double glazed hardwood framed windows.
- Mechanical heat recovery system.
- Bordered oak internal doors.
- Oak facings and skirtings.
- Painted internal walls and ceilings.
- Spacious living room with doors into dining area.
- Large kitchen open plan with dining area.
- Toilet off utility room.
- Master bedroom with 2 built-in wardrobes and en-suite.
- 3 further double bedrooms each with a large built-in wardrobe, and one with an en-suite.
- Shower room and Bathroom.
- Well served with built-in cupboards.

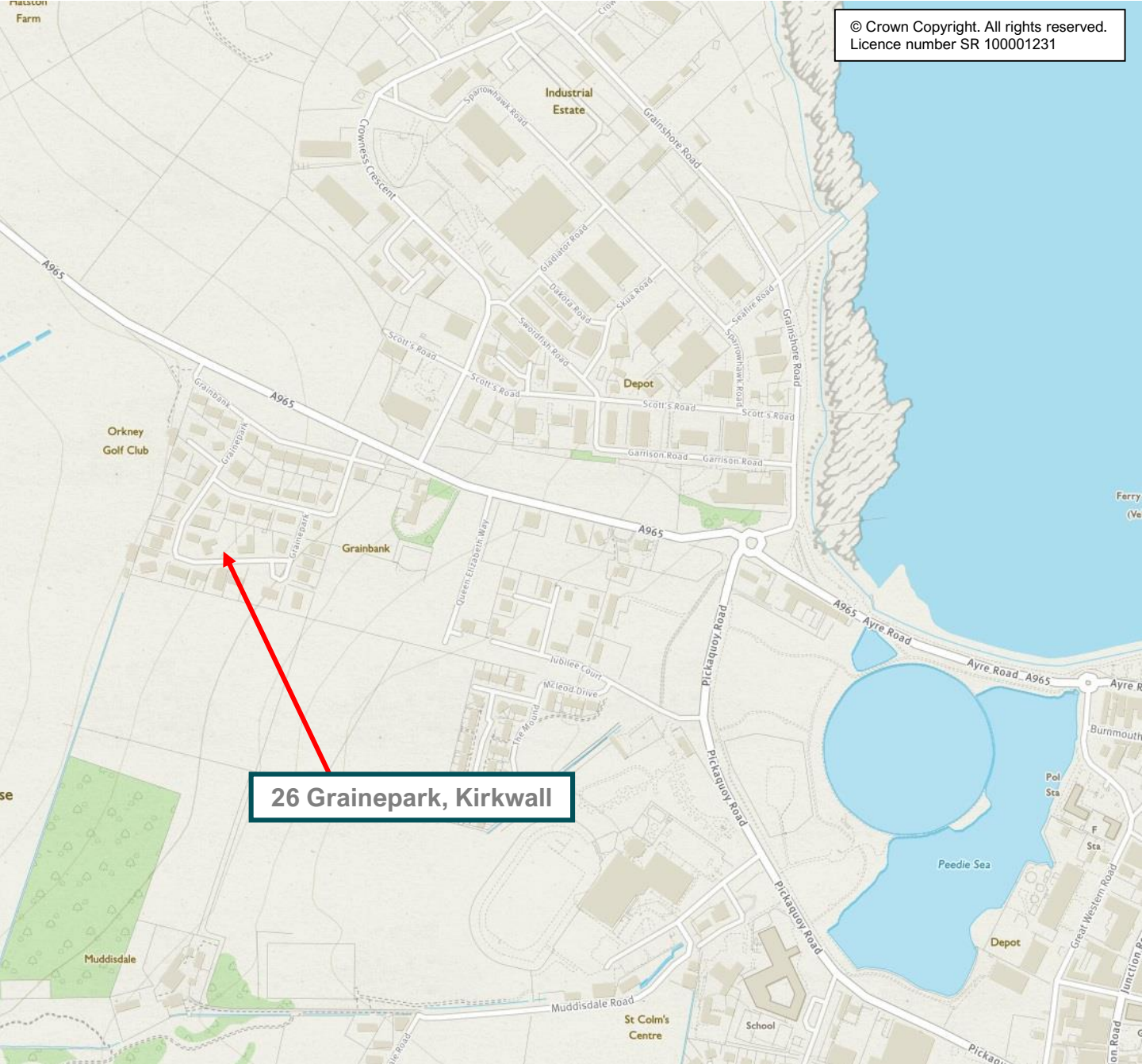
FIRST FLOOR



- Large floored attic.
- Integral garage.
- Parking on drive in front of garage.
- Large rear garden.
- Site extends to 906m² or thereby.

LOCATION

26 Grainepark, Kirkwall is situated in the popular private housing development close to Orkney Golf Club and a short drive from the town centre.



26 Grainepark, Kirkwall

SERVICES – Mains services

COUNCIL TAX BAND – Band TBC . 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 TBC.

ENTRY – May – June 2020.

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

PRICE – Offers over £395,000.

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



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.