



**20 Meadow Crescent,**  
Kirkwall, KW15 1HA

**OFFERS OVER £235,000**



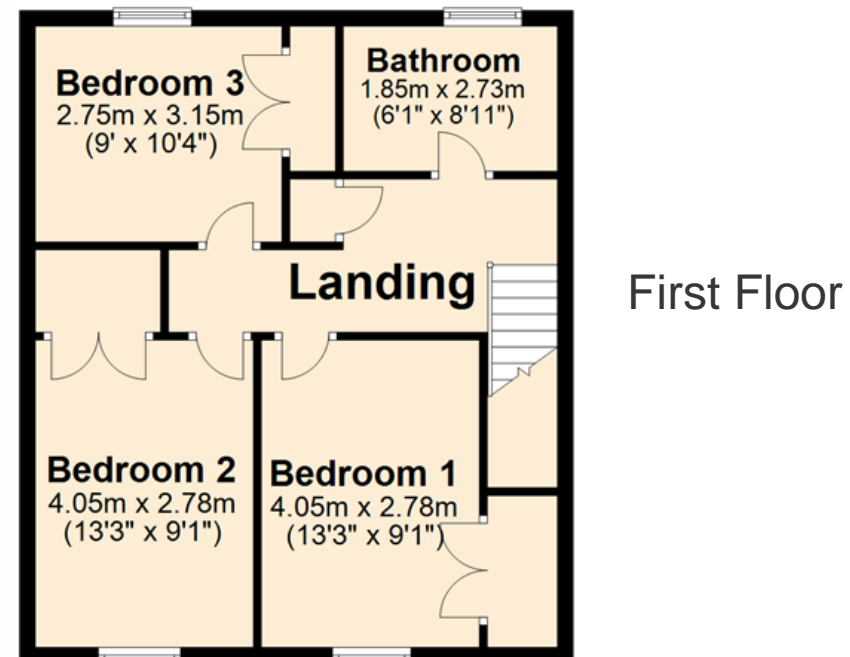
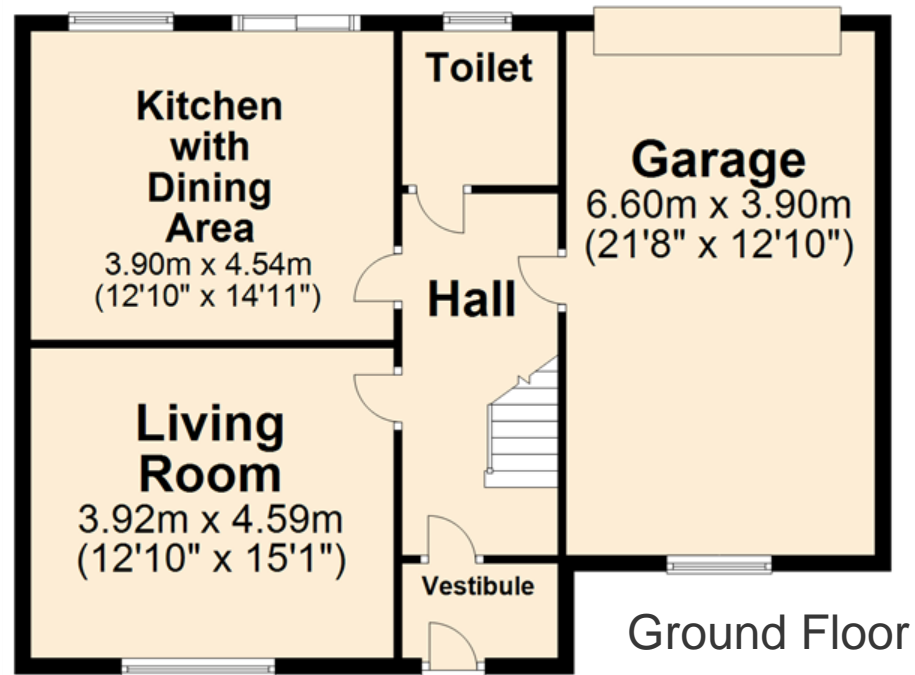
20 Meadow Crescent is a modern 3-bedroom spacious dwelling house offering a high standard of family accommodation. The attractive property has an integral garage and occupies a large corner site. The accommodation includes a large living room and a spacious kitchen which has patio doors in the dining area together with an abundance of fitted units. The bathroom is on the first floor with a second toilet on the ground floor. Each bedroom has a built-in wardrobe. The floored attic room is accessed by a loft ladder. There is an enclosed lawn to the front and side with a tarmac drive leading to the parking area and garage at the rear.

- Air to water central heating. Under-floor on the ground floor and radiators on the first floor.
- uPVC framed double glazed windows.
- Fitted kitchen incorporates a built-in hob, oven, cooker hood and fridge/freezer.
- Bathroom with shower over bath.
- Second toilet on ground floor.
- Deep built-in wardrobes in bedrooms 1 and 2.
- Door from hall into garage which has an electric sectional door.
- Enclosed garden to front and side.

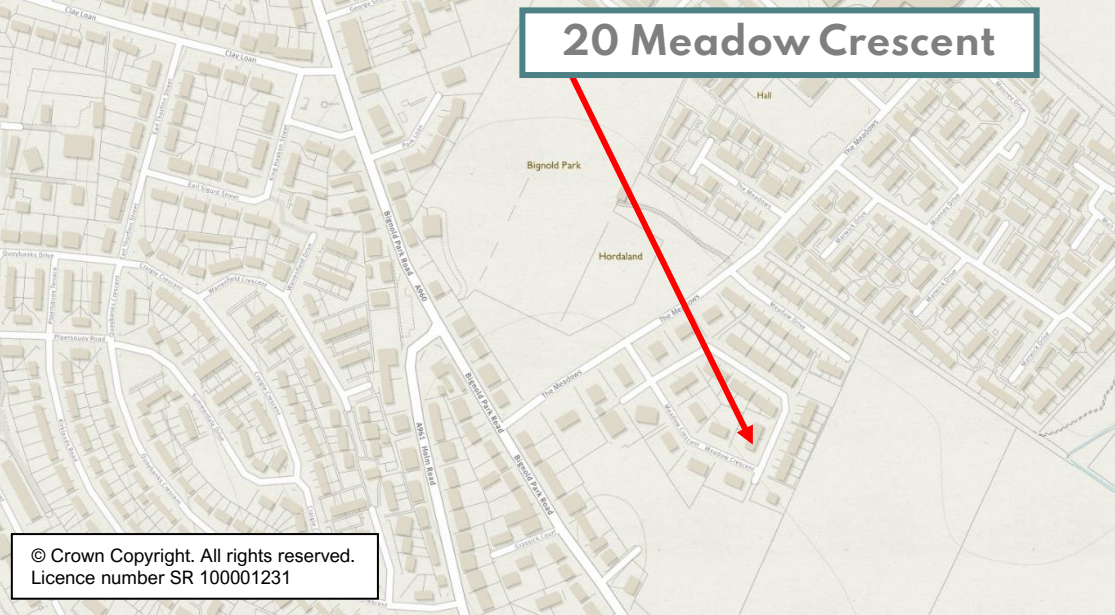
### **LOCATION**

20 Meadow Crescent is situated in a modern housing development within walking distance of schools and the town centre.





## 20 Meadow Crescent



**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Band E. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

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

**ENERGY PERFORMANCE RATING** – Band C.

**ENTRY** – By arrangement.

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

**PRICE** – Offers Over £235,000

Further enquiries 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](http://www.lowsorkney.co.uk)

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### DMNH

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.