

**15 SOULISQUOY PLACE,  
KIRKWALL, KW15 1TJ  
OFFERS OVER £265,000**



15 Soullisquoy Place is a substantial 3 – 4 bedroom detached dwellinghouse enjoying views to the rear over the neighbouring farmland to Wideford Hill. The attractive property is situated in a private residential area on the outskirts of Kirkwall within walking distance of Glaitness Primary School, supermarkets and the Pickaquo Centre.

There are UPVC framed double glazed windows, air to water under floor central heating and a heat recovery system. Internal doors are solid oak with matching facings and banister.

The accommodation includes a spacious living room which has a feature alcove and is open plan with the dining area. There are french doors in the dining area leading into the conservatory which has patio doors opening into the rear garden. Open plan off the dining area is the quality fitted kitchen with AEG appliances including an induction hob, extractor fan, eye level oven, microwave/combi second oven together with a Samsung upright fridge freezer and an integral dishwasher.

The utility room is off the kitchen and it has fitted cupboards incorporating a sink and plumbing for a washing machine, space for a tumble dryer and an airing cupboard housing the heat recovery system. Also on the ground floor are a stylish shower room and a study/office/bedroom 4.

There is a bathroom and three double bedrooms on the first floor. The master bedroom has two built-in wardrobes, an en-suite and a dressing room/hobby room. Bedrooms 2 and 3 both have 2 built-in wardrobes extending the full width of the room.

The integral garage has an electric sectional door and doors into the garden and vestibule. There is a large shelved fitted cupboard and part of the central heating system.

The large garden includes a patio, lawn, drying area and a sheltered barbeque area.



## **ACCOMMODATION**

**VESTIBULE – 2.17m x 2.13m**

**SHOWER ROOM – 2.17m x 1.86m**

**HALL – 3.74m x 2.38m**

**DINING ROOM/BEDROOM 4/  
STUDY – 3.43m x 3.02m (max)**

**LIVING ROOM – 6.02m x 4.03m  
(max)**

**DINING AREA – 3.62m x 3.7m**

**KITCHEN – 3.5m x 3.62m**

**UTILITY ROOM – 2.17m x 1.8m**

**CONSERVATORY – 3.96m x 3.3m**

**LANDING - 4.37m x 2.21m**

**BATHROOM – 2.3m x 2.18m**

**BEDROOM 1 – 3.8m x 3.64m +  
1.76m x 1.5m**

**EN-SUITE – 2.9m x 1.57m**

**DRESSING ROOM/HOBBY/STORE  
ROOM – 4.76m x 2.31m**

**BEDROOM 2 – 4.34m x 3.57m**

**BEDROOM 3 – 4.45m x 3.62m**

**GARAGE – 6.57m x 5.44m**



**SERVICES** - Mains services.

**COUNCIL TAX BAND** - Band F. 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 D

**ENTRY** - Immediate entry available.

**FIXTURES AND FITTINGS** - All floor coverings, where applicable, curtains and blinds are included in the sale price.

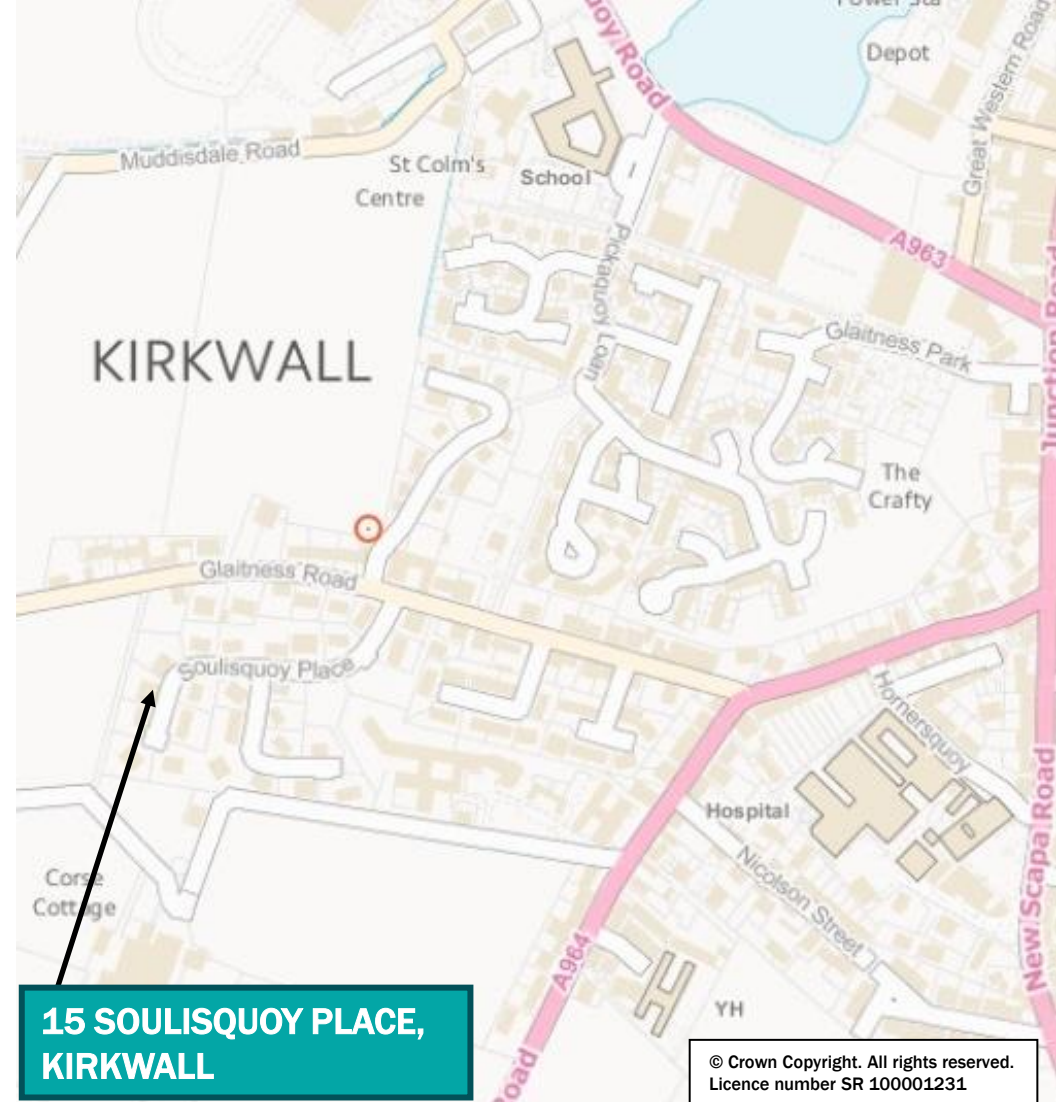
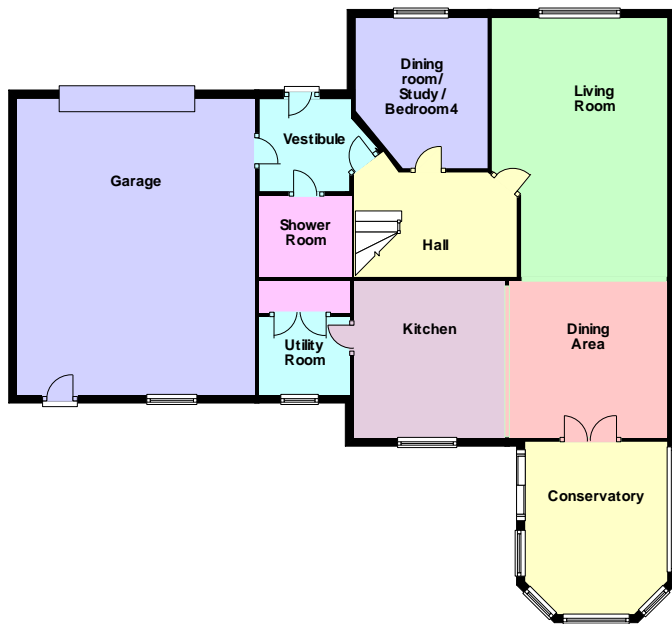
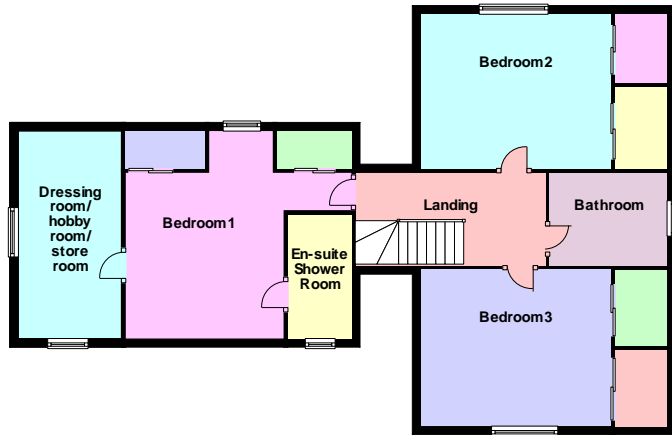
**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** - Offers over £265,000

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







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**AJB**

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.

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