LOWS
LAW PROPERTY FINANCE

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1 Clumly Avenue, Kirkwall, KW15 1YU

1 Clumly Avenue is a spacious 5 bedroom detached dwellinghouse offering a high standard of family accommodation.

The modern dwellinghouse has recently been extended to include a dressing room for the master bedroom, a hobby/store room and a large garage with high door to accommodate a camper van.

OFFERS OVER £285,000

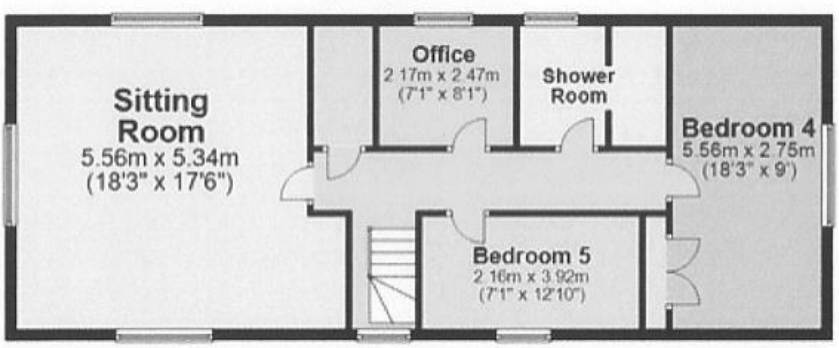
- 2 living rooms – one of which is on the first floor.
- Nobilia quality fitted kitchen with Siemens appliances.
- Dining room and utility room off the kitchen.
- Bathroom, shower room and separate toilet.
- Master bedroom with en-suite and dressing room.
- Electric heating, UPVC framed double glazed windows.
- Office, hobby/store room.
- Second, detached, garage with workshop area.
- Ample parking, patio, lawn.

LOCATION

1 Clumly Avenue is situated in a popular residential area close to the shore with views of the sea and is within walking distance of the town centre, Orkney College and schools. The property also is on the town bus route.

GROUND FLOOR

FIRST FLOOR



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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 – By arrangement.

FIXTURES AND FITTINGS – All floor coverings, light fittings, blinds, washing machine and tumble dryer are included in the sale price.

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

PRICE – Offers over £285,000
Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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Lows Solicitors – Estate Agents
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EJP
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.