



**69 Kirklands Road,
Kirkwall, KW15 1EU**

OFFERS OVER £115,000



69 Kirklands Road is a well-presented one bedroom semi-detached bungalow located close to schools and the town centre.

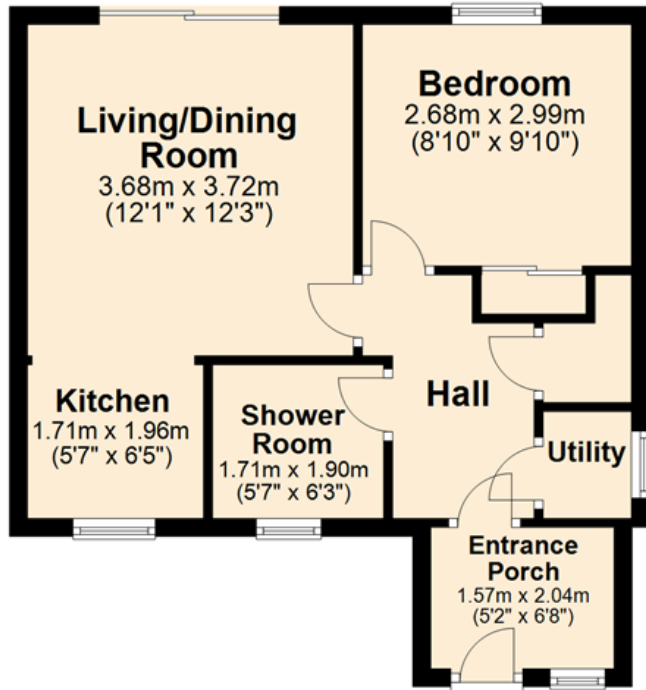
The property has been upgraded throughout with a new kitchen, windows and doors, décor and a new access outside. Previously run as a successful holiday let, though would equally be ideal for first time buyers.

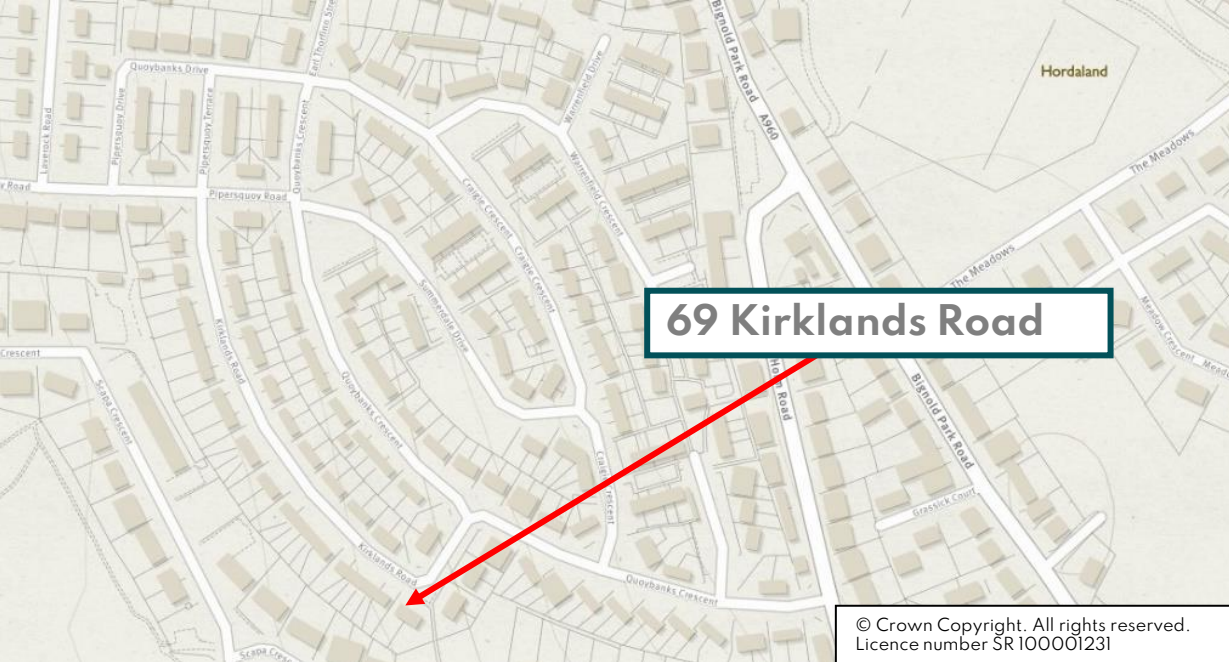
- UPVC framed double glazing.
- Air to air source heating.
- Renovated in 2017.
- Open plan living/dining/kitchen with patio doors to garden.
- Modern fitted kitchen with integral oven and hob.
- Double bedroom with built in wardrobe.
- Shower room.
- Utility room.
- Enclosed mature garden with drying line, wooden garden shed and mature plants and bushes.
- Views to Scapa.

LOCATION

69 Kirklands Road is situated in a residential area of town close to schools and the town centre is a short walk away.







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SERVICES – Mains services.

RATEABLE VALUE – £1,050.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains, blinds and wooden garden shed are included in the sale price. Some items of white goods and furniture may be available by separate negotiation.

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

PRICE – Offers Over £115,000.

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

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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.