

**CLOSING DATE SET FOR OFFERS
11AM TUESDAY 11TH FEBRUARY 2020**



21 Gold Drive, Kirkwall, KW15 1HH

Available in spring 2020 this attractive 5 bedroom semi-detached dwellinghouse offers quality family accommodation on 3 floors.

The property will be in walk-in condition, with the exception of floor coverings and will have a NHBC Buildmark warranty.

**OFFERS OVER
£215,000**

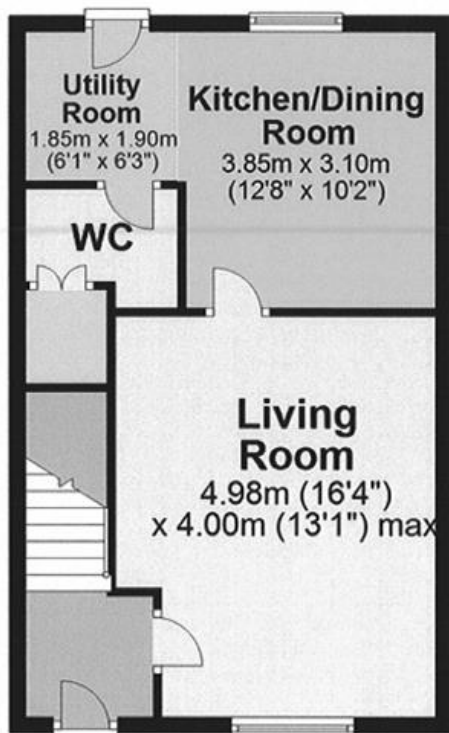


- NHBC Buildmark Warranty.
- Air – Air source primary heating with secondary electric radiators.
- Supplemental solar thermal water heating.
- Veka uPVC high performance external doors and windows.
- Flush eucalyptus veneer internal doors.
- Paint finish to walls and ceilings throughout.
- High quality kitchen units with integral electric oven and hob.
- Bathroom with shower cubicle, bath and electric towel rail.
- 2nd toilet on ground floor.
- Utility open plan off kitchen.
- Enclosed rear garden with turfed lawn
- Car parking space at side of house.

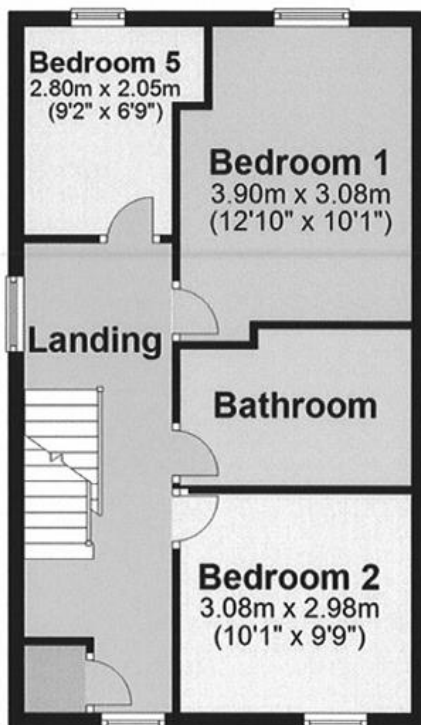
LOCATION

21 Gold Drive is conveniently situated within walking distance of a primary school, leisure centre and supermarkets.

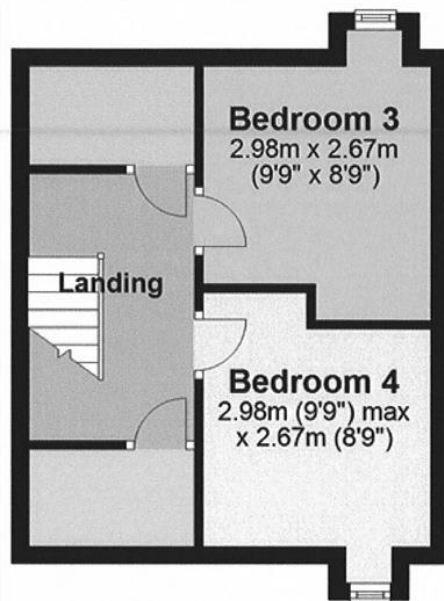
GROUND FLOOR

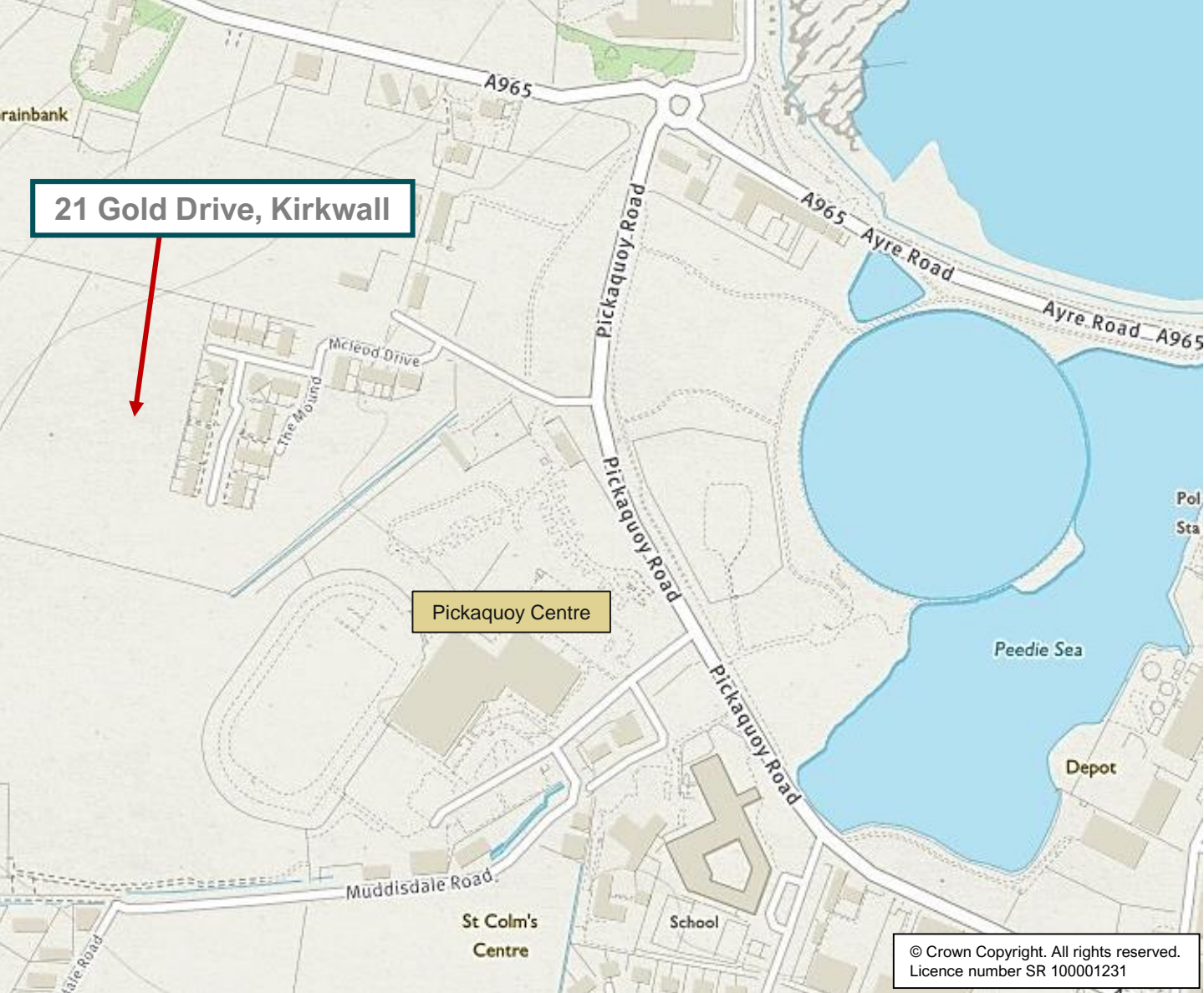


FIRST FLOOR



SECOND FLOOR





Images in these sales particulars are of a similar property already completed in Gold Drive.

SERVICES – Mains services.

COUNCIL TAX BAND – TBC.

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement, expected to be in Spring 2020.

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

PRICE – Offers over £215,000

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

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ETCN

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.