

**ELDERWOOD, 4 PARK LOAN,  
KIRKWALL, KW15 1PU  
OFFERS OVER £235,000**





Elderwood is a well-presented 3 bedroom bungalow situated in a quiet cul-de-sac within walking distance of schools and town centre. The property stands in good decorative order and its well-maintained rear garden backs onto the Bignold Park.

The bungalow has electric heating together with uPVC framed double glazed windows.

The spacious 'L' shaped living room has a large window, a focal point fire and a dining area. The kitchen has modern fitted cupboards incorporating a hob, cooker hood, double oven, dishwasher and connection for an American style fridge/freezer together with space for a breakfast table.

The utility room, which has a sink, fitted cupboards and plumbing for a washing machine is off the kitchen. The bathroom has a modern suite including a bath and a shower cubicle. There are built-in wardrobes along the full length of one wall of bedroom 1.

The attic rooms are accessed by a loft ladder.

The large adjoining garage and workshop has an electric sectional door, work bench, lights and power points.

To the front of the house there is a wide driveway, lawn, trees and bushes. To the rear there is a summer house, patios, lawn, trees, bushes and drying area.

**SERVICES** - Mains services. Telephone.

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

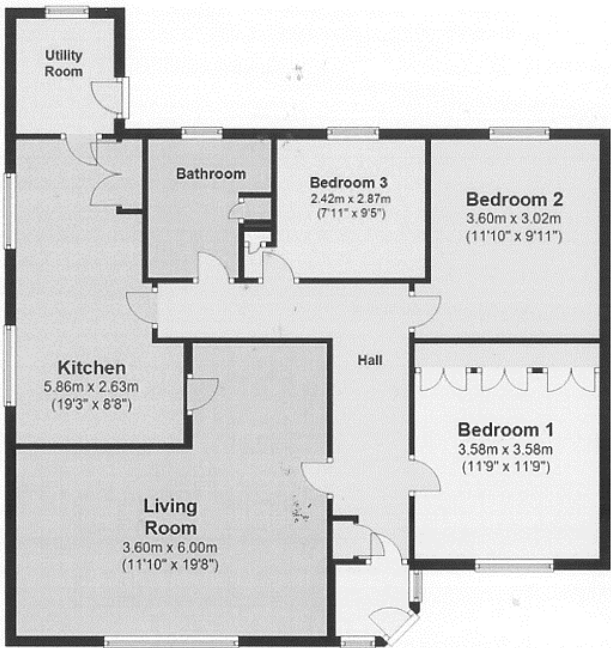
**ENERGY PERFORMANCE RATING** – Band E

**ENTRY** - By arrangement.

**FIXTURES AND FITTINGS** – All floor coverings and blinds are included in the sale price.

**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.



Total area: approx. 104.1 sq. metres (1120.7 sq. feet)









**ELDERWOOD, 4 PARK LOAN, KIRKWALL**

© Crown Copyright. All rights reserved.  
Licence number SR 100001231



**Lows**  
**Solicitors – Estate Agents**  
**5 Broad Street**  
**Kirkwall**  
**Orkney, KW15 1DH**

**T. 01856 873151 F. 01856 875450**

**E. enquiries@lowsorkney.co.uk W. www.lowsorkney.co.uk**

**DJMF**

**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.