



**Ness House,**  
Great Western Road, Kirkwall, KW15 1AN

 **LOWS**

**OFFERS OVER £185,000 - £60,000 below home report valuation**

Ness House is a substantial 3 bedroom town house located in the centre of Kirkwall close to all local amenities. The spacious property benefits from a garden, parking and a garage with utility room.

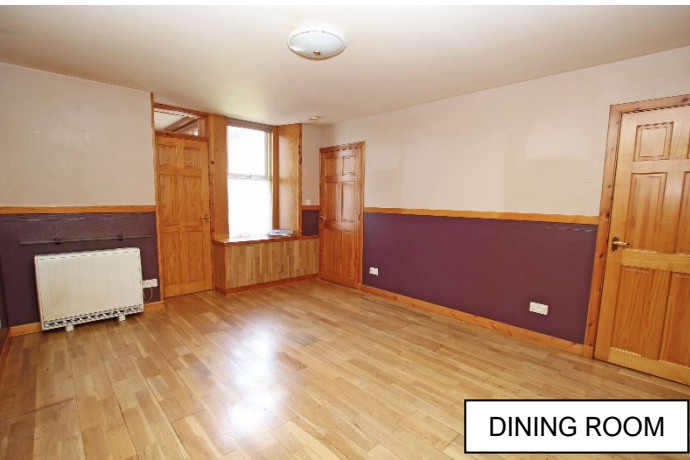


- uPVC framed double glazing.
- Electric heating.
- Spacious living room with two windows.
- Kitchen.
- Dining room.
- Large bathroom with bath and separate shower cubicle.
- Three bedrooms on the first floor.
- Ample storage.
- Garage.
- Utility.
- Parking to the front.
- Garden laid to grass with borders.

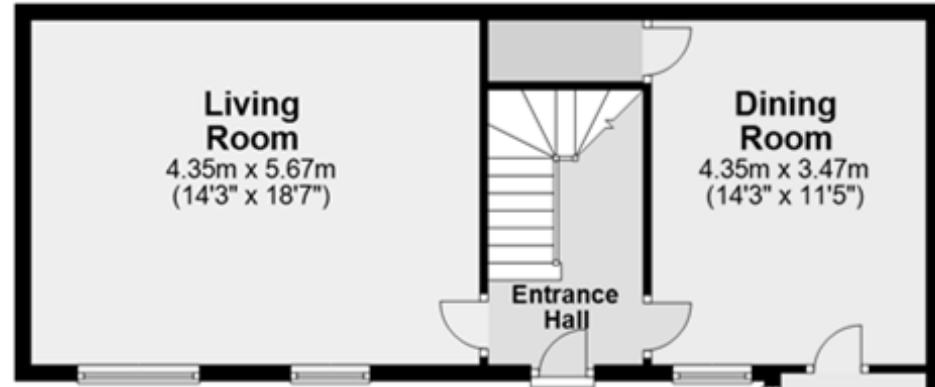
## LOCATION

Ness House is situated in the heart of Kirkwall close to local amenities including supermarkets, the Orkney library and the Pickaquoy Leisure Centre.





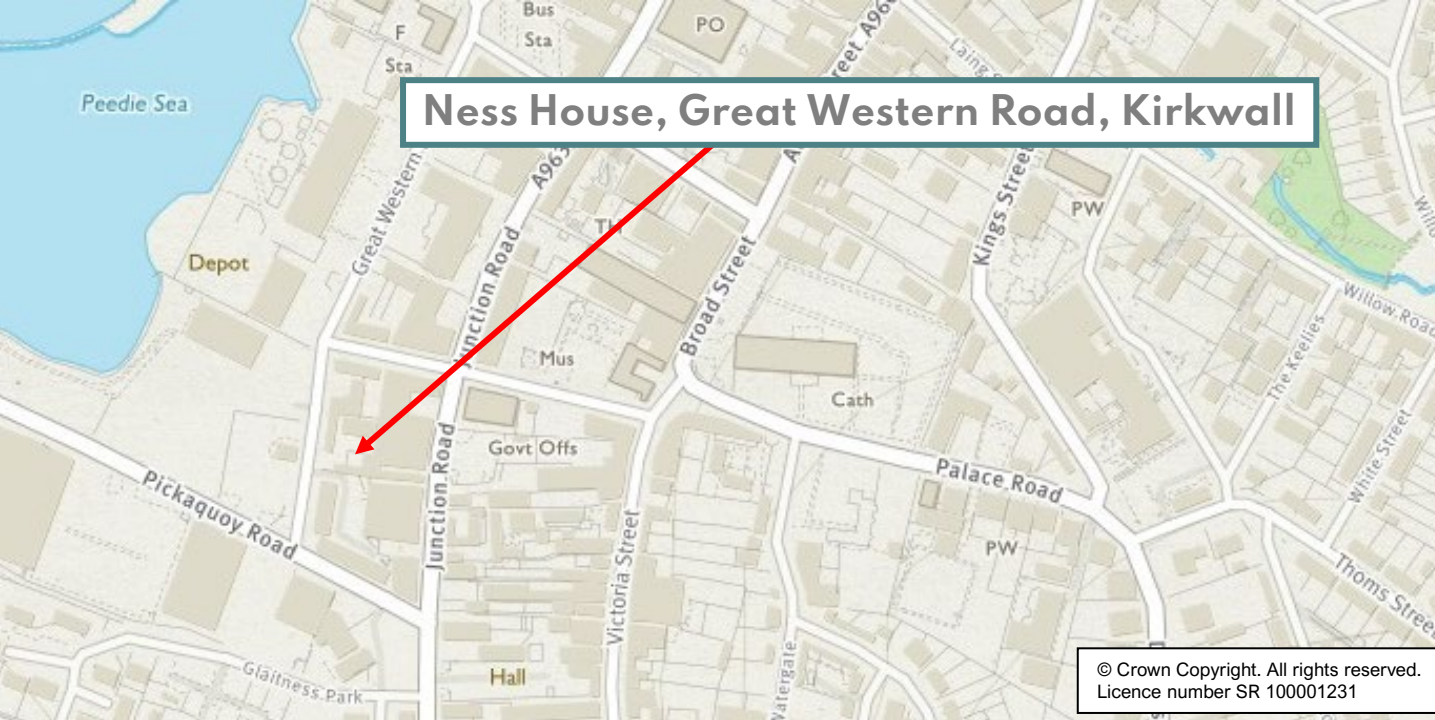
## GROUND FLOOR



## FIRST FLOOR



# Ness House, Great Western Road, Kirkwall



**SERVICES** – Mains services. Telephone.

**COUNCIL TAX BAND** - Band C. The Council Tax Band may be reassessed by the Orkney Joint Valuation 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, curtains, blinds and some bedroom furniture is included in the sale price.

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

**PRICE** – Offers over £185,000. **Asking price is £60,000 below home report valuation.** Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

Lows Solicitors – Estate Agents  
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**DMNH**

- 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.