



Breckan No. 1, New Scapa Road, Kirkwall, KW15 1BL

Breckan No. 1 is a well-presented 2 bedroom semi-detached bungalow situated close to The Balfour hospital and within walking distance of the town centre.

The property has an open plan living room/dining/kitchen and a detached garage with tarmac drive.

**OFFERS OVER
£135,000**



- UPVC wood effect double glazed windows and front door.
- Electric storage heating.
- Open plan living room/dining/kitchen.
- Kitchen area has fitted units with integral oven, hob and cooker hood.
- Patio doors from living area out onto an enclosed chipped garden.
- Bathroom has an electric shower over the bath.
- Both bedrooms have a built in wardrobe with sliding mirror doors.
- Detached garage with up and over door, power and light. Driveway.

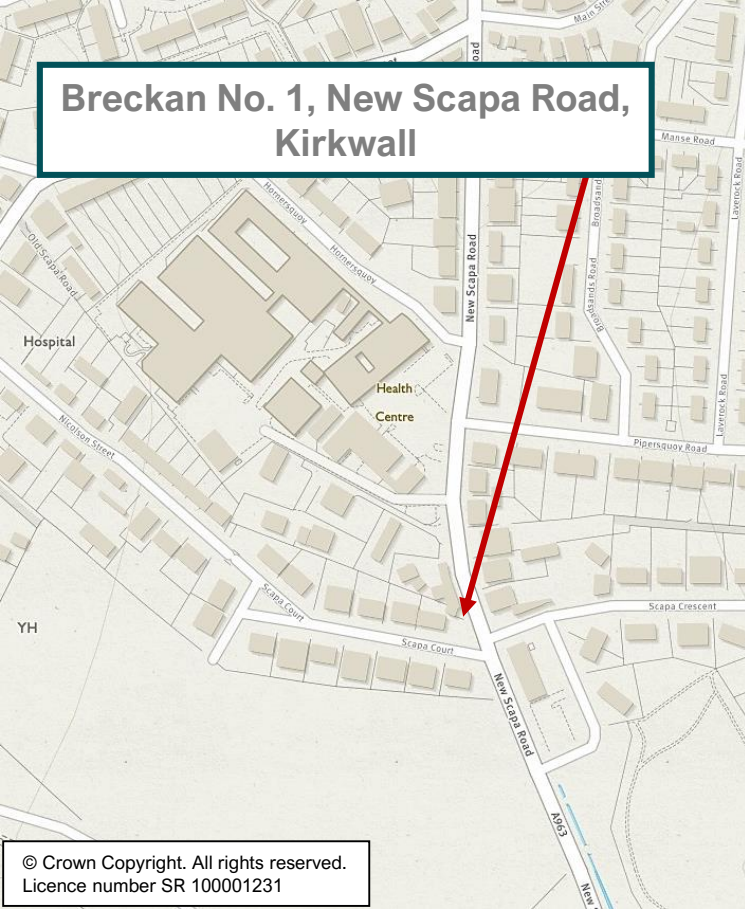


LOCATION

Breckan No. 1 is located close to The Balfour hospital and within walking distance of the town centre.



Breckan No. 1, New Scapa Road, Kirkwall



BEDROOM 1



BEDROOM 2



SERVICES – Mains services.

COUNCIL TAX BAND - Band B. 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 are included in the sale price.

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

PRICE – Offers over £135,000

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.