



Iskerry, The Keelies, Kirkwall, KW15 1GA

Iskerry is a substantial well-presented 4 bedroom dwellinghouse offering a high standard of family accommodation.

The attractive property stands in good decorative order and enjoys views across the town to Kirkwall bay from the master bedroom.

**OFFERS OVER
£320,000**

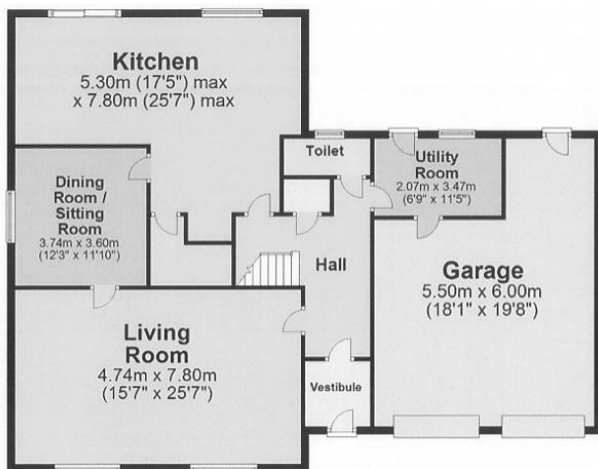


- Oil central heating.
- UPVC framed double glazed windows.
- Large living room with electric focal point fire.
- Dining room/2nd sitting room.
- Spacious kitchen with pantry and patio doors in dining area.
- Utility room and 3rd toilet on ground floor.
- 5 piece bathroom suite including a corner bath and a shower cubicle.
- Master bedroom with en-suite.
- Integral double garage.
- Parking area and lawn to front.
- Decking to rear.

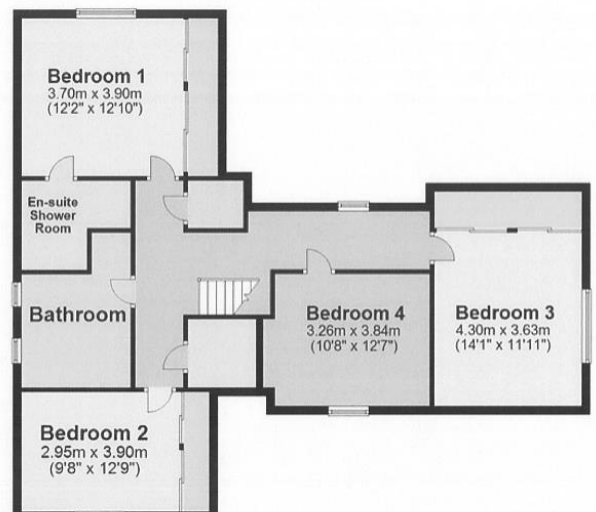


LOCATION

Iskerry enjoys a secluded location close to the town centre and schools. The Keelies is a single track one way street entered from Willow Road.

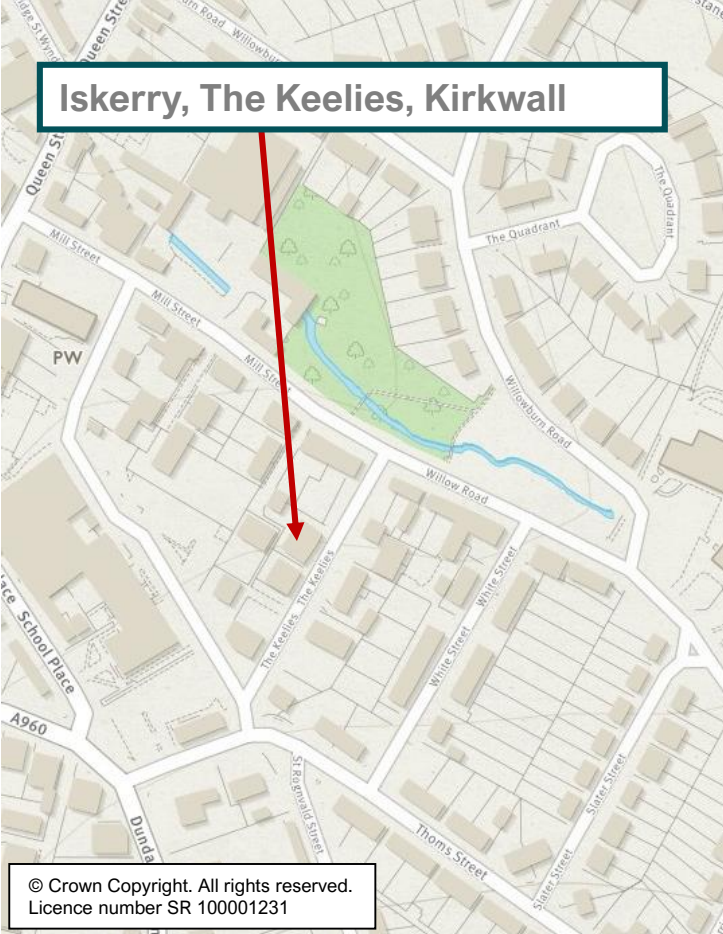


GROUND FLOOR



FIRST FLOOR

Iskerry, The Keelies, Kirkwall



SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band F. The Council Tax Band may be re-assessed 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 and blinds are included in the sale price.

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

PRICE – Offers over £320,000

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

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EJP

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.