



# Soulisquoy Cottage,

Glaitness Road, Kirkwall, KW15 1UW

FIXED PRICE £200,000







Soulisquoy Cottage is a spacious 2-bedroom detached bungalow which enjoys views to the town and bay.

This well-presented property stands in good decorative order and the accommodation includes a large, split-level, living room with dining area and solid fuel stove.

There is off street parking, a raised flower bed and communal drying area.

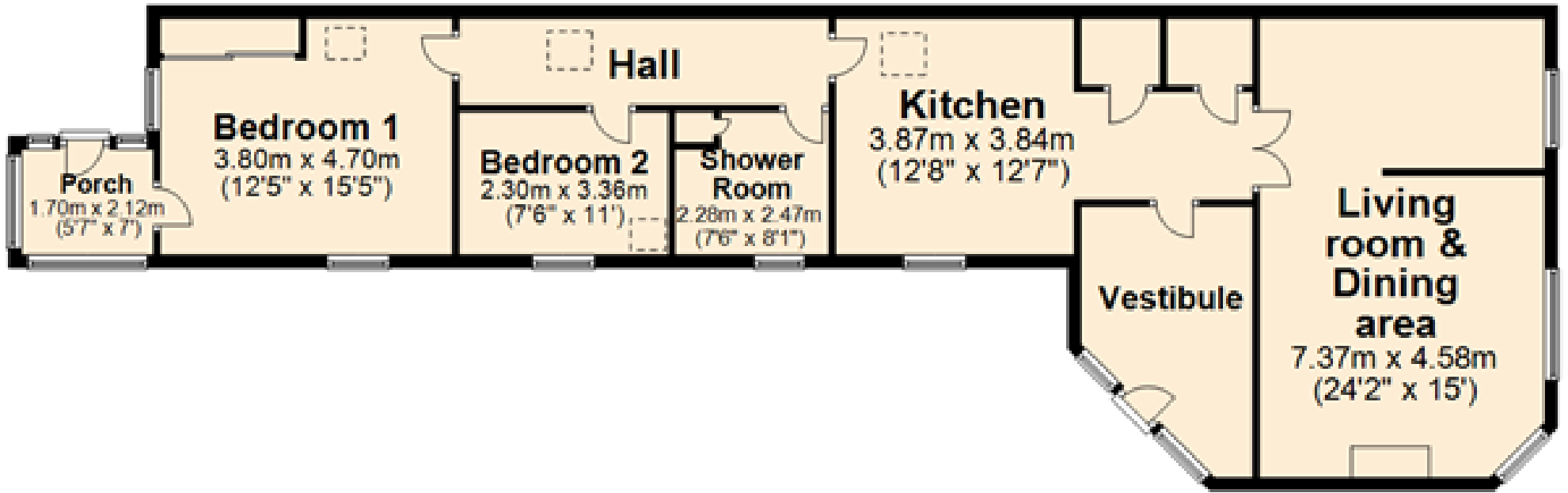
- Electric storage and panel heaters.
- uPVC framed double-glazed windows.
- Spacious living room with feature solid fuel stove and dining area .
- Large kitchen with integrated hob, extractor fan, eye-level oven, dishwasher and fridge/freezer together with plumbing for a washing machine.
- Shower room with wet room style floor.
- Bedrooms 1 has a fitted wardrobe.
- Porch at roadside end of house leads into bedroom 1.
- Parking area, raised flower bed and communal drying area.

## LOCATION

Soulisquoy Cottage is situated on the outskirts of Kirkwall, a short car journey from the towns amenities.



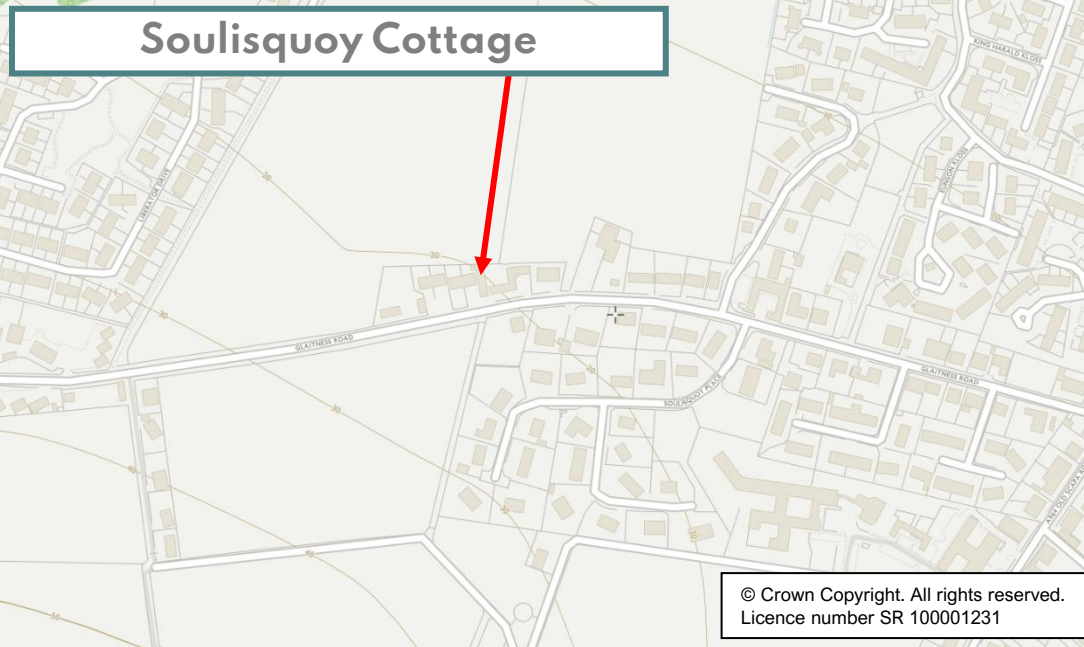








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**SERVICES** – Mains services.

**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.

**FIXTURES & FITTINGS** – All floor coverings, blinds and white goods are included in the sale price.

**ENERGY PERFORMANCE RATING** – Band D.

**ENTRY** – By arrangement.

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

**PRICE** – Fixed Price £200,000

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

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450  
W: [www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

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## EJT

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.