LOWS
LAW PROPERTY FINANCE

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Brochlea, Glaitness Road, Kirkwall, KW15 1BA

Brochlea is an attractive 3 bedroom detached bungalow situated in a popular residential area of Kirkwall only a short drive to the town centre.

The property includes a driveway, garage, greenhouse, garden shed and a beautiful well established garden with flower beds, mature trees, bushes and fruit trees.

OFFERS OVER £220,000

- UPVC double glazed windows and exterior doors.
- Oil central heating.
- Living room and bedroom 1 have bay windows.
- Bedrooms 1 and 2 both have built in wardrobes.
- Shower room.
- Utility area off kitchen.
- Conservatory to rear.
- Driveway with parking for 2 cars.
- Garage. Greenhouse. Garden shed.
- Mature well-maintained garden with flower beds, plants, trees and bushes.

LOCATION

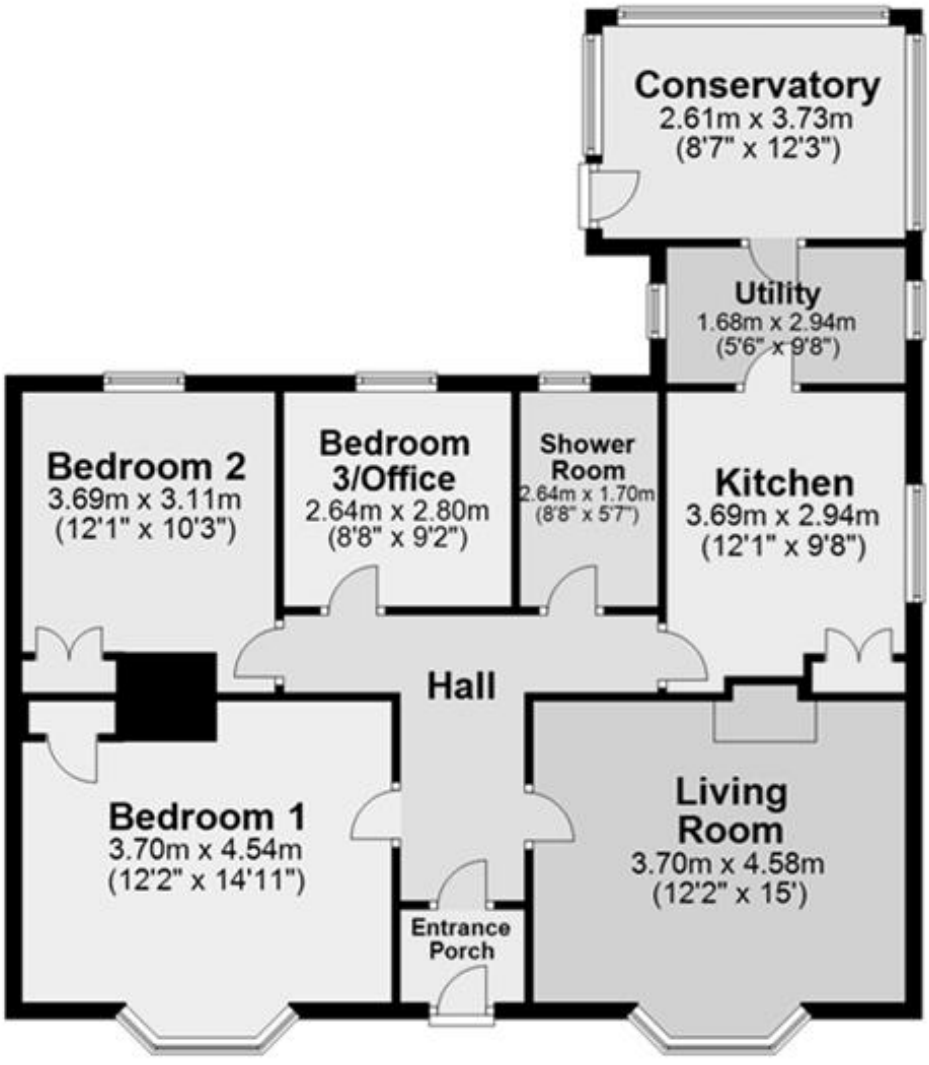
Brochlea is situated a short drive from the town centre and is within walking distance of Glaitness Primary School and supermarkets.

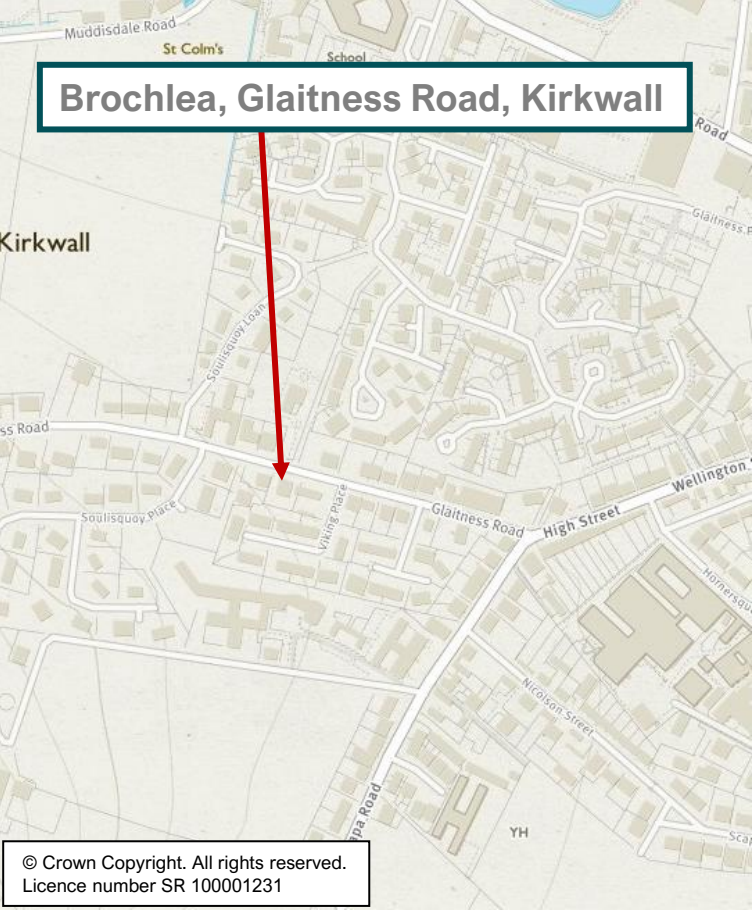
KITCHEN

BEDROOM 1

BEDROOM 2

BEDROOM 3


Conservatory
2.61m x 3.73m
(8'7" x 12'3")
Utility
1.68m x 2.94m
(5'6" x 9'8")
Bedroom 2
3.69m x 3.11m
(12'1" x 10'3")
Bedroom 3/Office
2.64m x 2.80m
(8'8" x 9'2")
Shower Room
2.64m x 1.70m
(8'8" x 5'7")
Kitchen
3.69m x 2.94m
(12'1" x 9'8")
Hall
Bedroom 1
3.70m x 4.54m
(12'2" x 14'11")
Entrance Porch
Living Room
3.70m x 4.58m
(12'2" x 15')



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 are included in the sale price. Some items of furniture may also be included.

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

PRICE – Offers over £220,000
Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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RJF
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.