



85 Meadowbank,
Kirkwall, KW15 1QL

OFFERS OVER £120,000



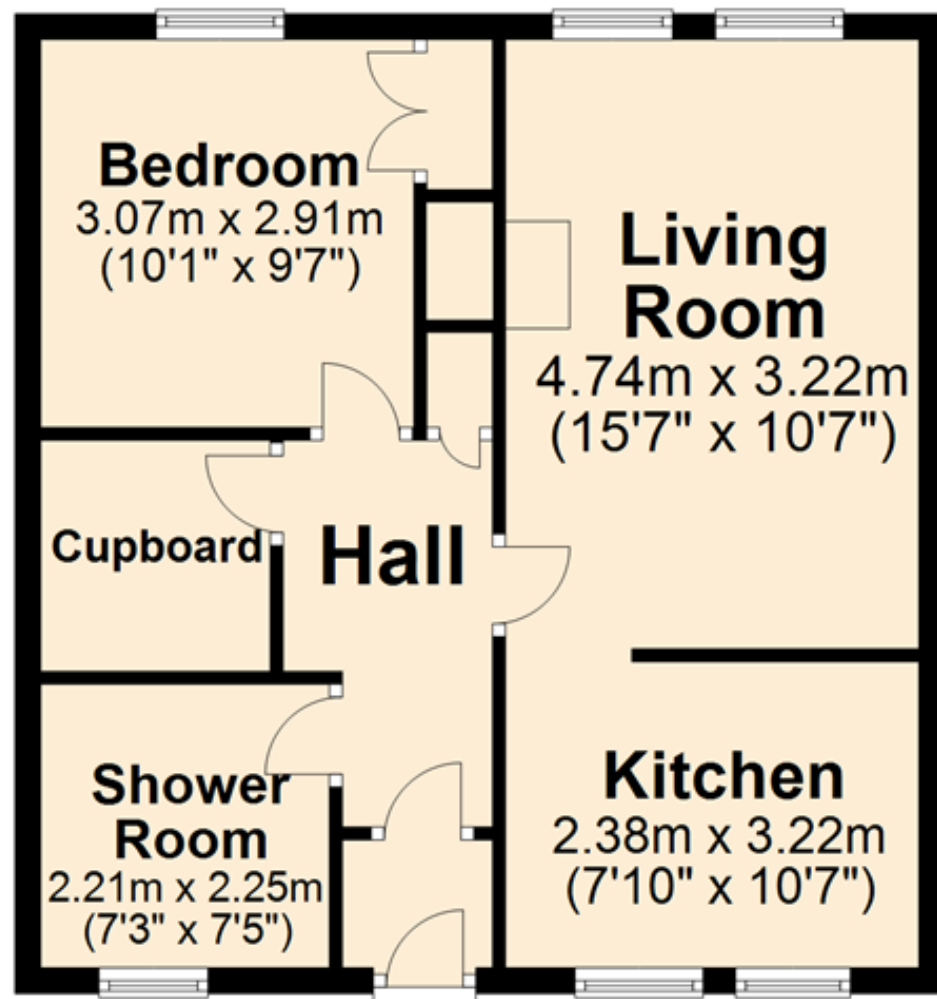
85 Meadowbank is an attractive one-bedroom semi-detached bungalow that benefits from exterior insulation cladding. The accommodation includes a spacious living room with a fireplace and one wood clad wall. The kitchen is off the living room. There are enclosed gardens to the front and rear with lawns, trees and a garden shed. 85 Meadowbank may especially appeal to a first-time buyer or someone wishing to down-size.

- Electric under floor central heating.
- uPVC framed double glazed windows.
- Fireplace with back boiler in spacious living room.
- Kitchen with fitted units, cooker point, plumbing for washing machine and space for upright fridge/freezer.
- Wet-room with electric shower, w.c. and wash hand basin.
- Large walk-in cupboard off hall.
- Built-in wardrobe in bedroom .
- Enclosed gardens to front and rear includes lawn, trees and garden shed.

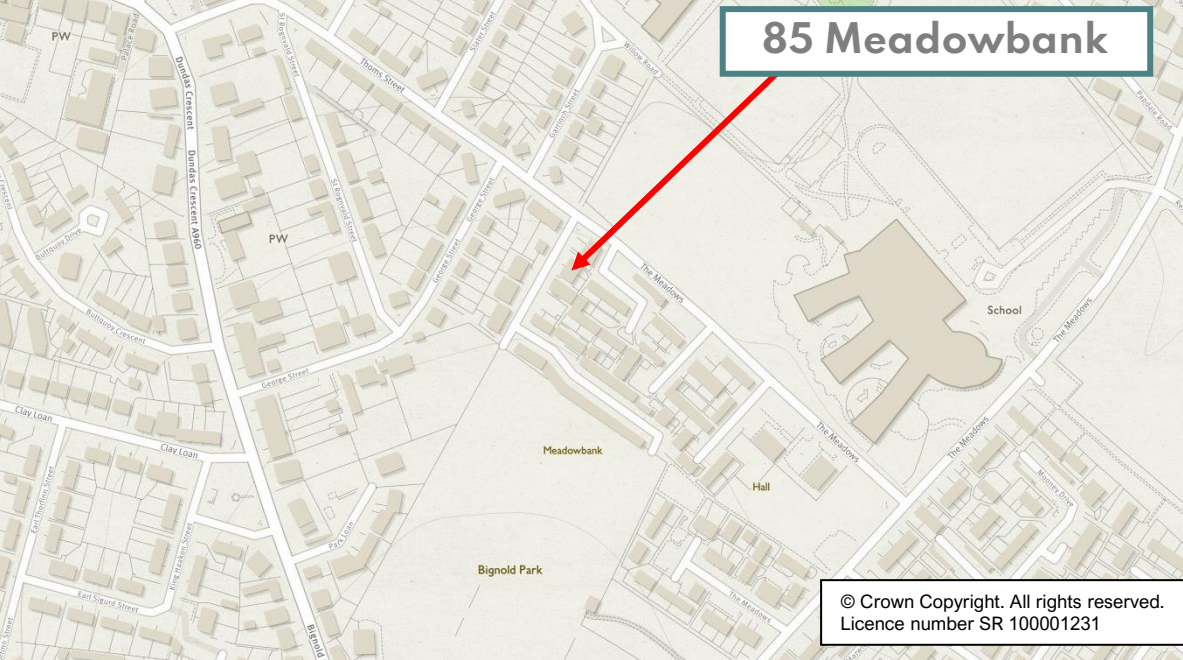
LOCATION

85 Meadowbank is conveniently situated within walking distance of the town centre.





85 Meadowbank



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SERVICES – Mains services.

COUNCIL TAX BAND – Band A. 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 D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings and the cooker are included in the sale price.

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

PRICE – Offers Over £120,000

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

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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.