



Leikanger,
Old Scapa Road, Kirkwall, KW15 1BB

OFFERS OVER £320,000





Leikanger is a bright and spacious well-presented 4 bedroom link-detached dwelling with an open outlook on the outskirts of town.

The property has a modern Nobilia kitchen, bathroom with 4-piece suite, shower room and WC together with a large driveway, integral garage and enclosed garden providing the perfect space for a family inside and out.

- UPVC framed double glazed windows and doors.
- Oil heating.
- Spacious living room with two windows and a multi fuel stove.
- Dining room.
- Nobilia kitchen with integral appliances.
- Conservatory.
- Utility room.
- Integral garage with electric door.
- WC and bedroom 4/office on ground floor.
- Three bedrooms on first floor.
- Modern bathroom with 4-piece suite.
- Shower room.
- Large drive.
- Enclosed garden to side and rear to lawn with patio area, mature trees, bushes and plants.
- Wooden garden shed.
- Open outlook to Scapa and surrounding countryside.

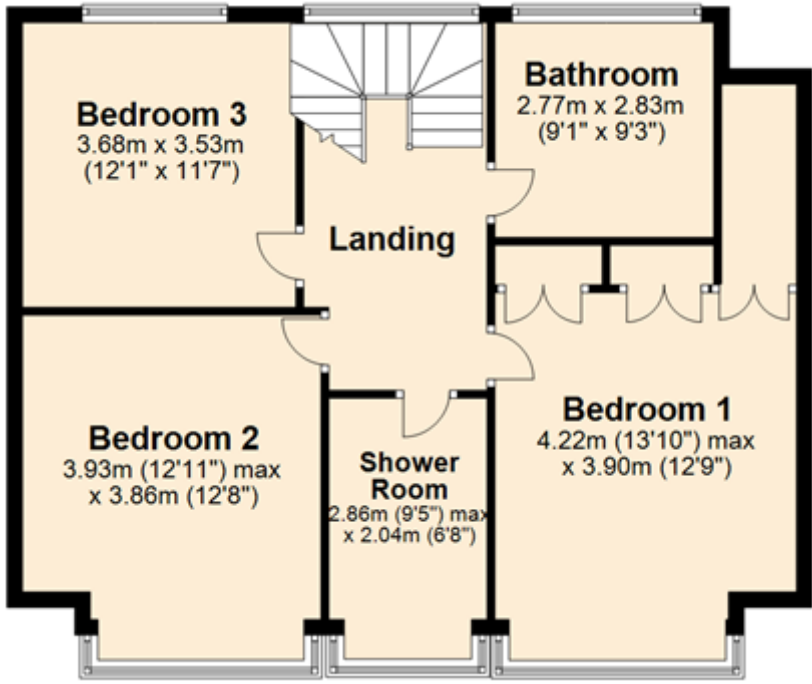
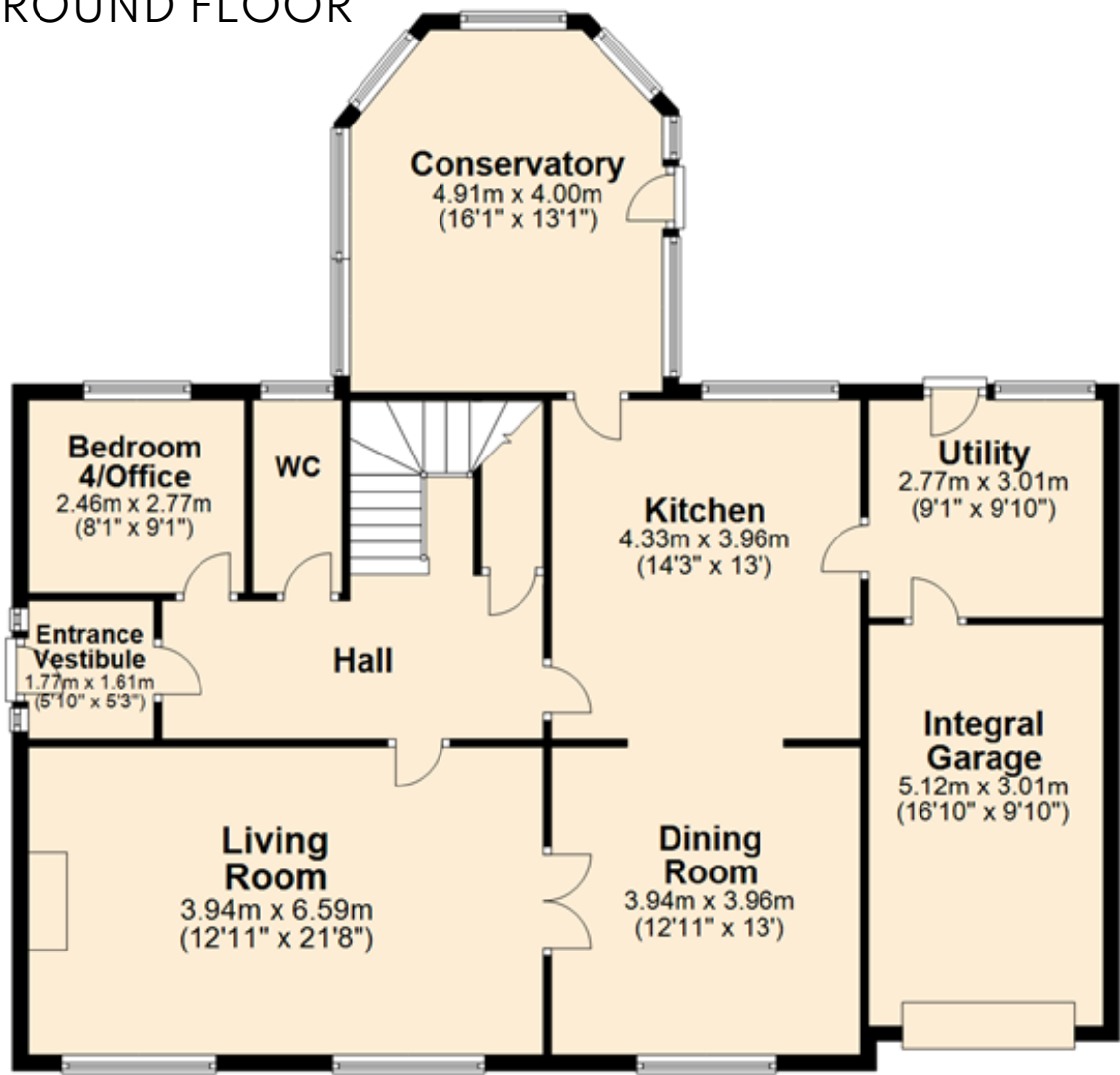
LOCATION

Leikanger is situated on the outskirts of town close to the Balfour hospital and is on the town centre bus route.





GROUND FLOOR



FIRST FLOOR



Leikanger, Old Scapa Road, Kirkwall

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SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band E. 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 & FITTINGS – All floor coverings, curtains, blinds and garden shed are included in the sale price. Some items of furniture may be available by separate negotiation.

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.

Lows Solicitors – Estate Agents
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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.