



3 Witmores Folly, Ayre Road, Kirkwall, KW15 1QZ

One bedroom first floor flat located within walking distance of the town centre.

Access to the flat is by a shared staircase and hallway from the front and rear of the building.

There is a residents car park to the rear.

Ideal for first time buyers or buy to let investors.

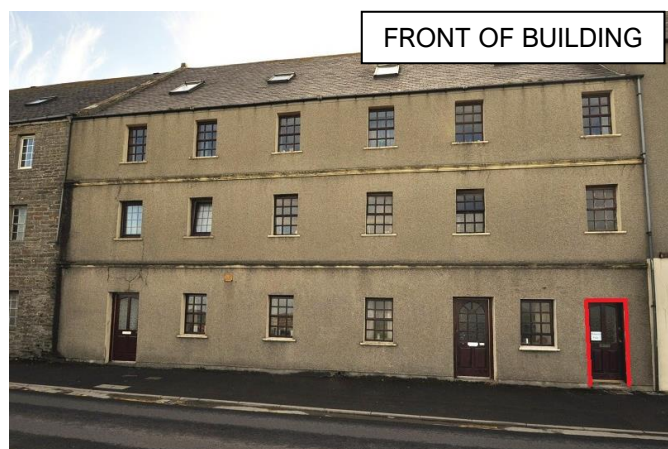
**OFFERS OVER
£65,000**



- Newly fitted wood framed double glazed windows.
- Electric storage heating.
- Open plan living room/kitchen/diner.
- Bathroom with shower over bath.
- Bedroom with built in wardrobe.
- Contents of flat included.
- Residents car park to rear.
- Shared access to flat by stairs from front and rear of building.
- Views towards the Pickaquoy Centre.



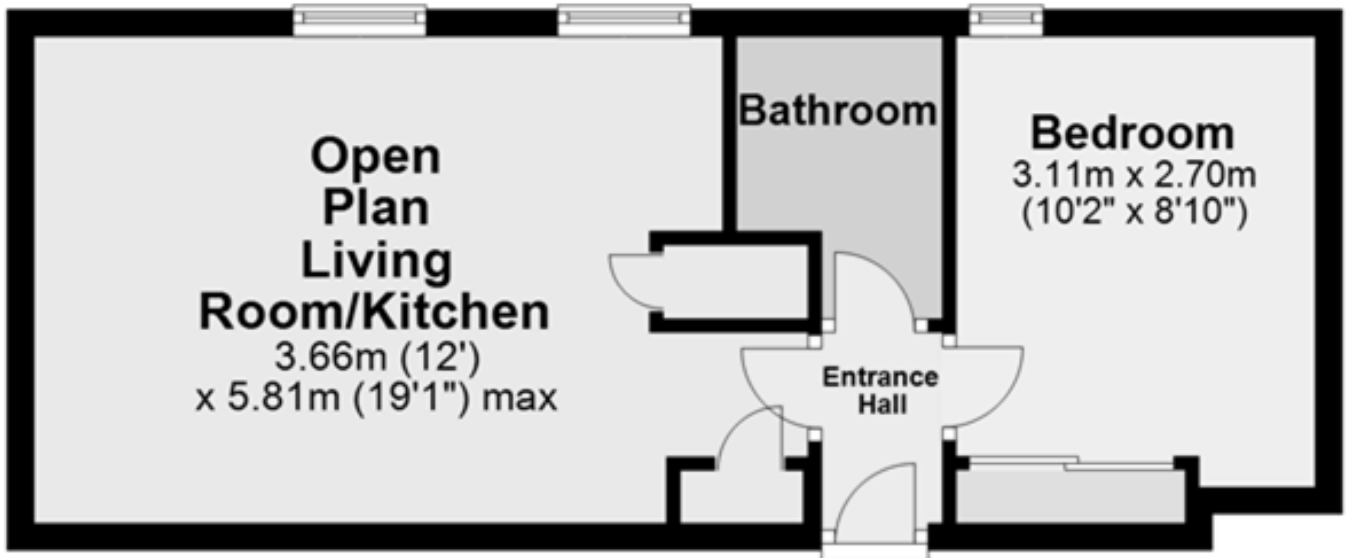
REAR OF BUILDING



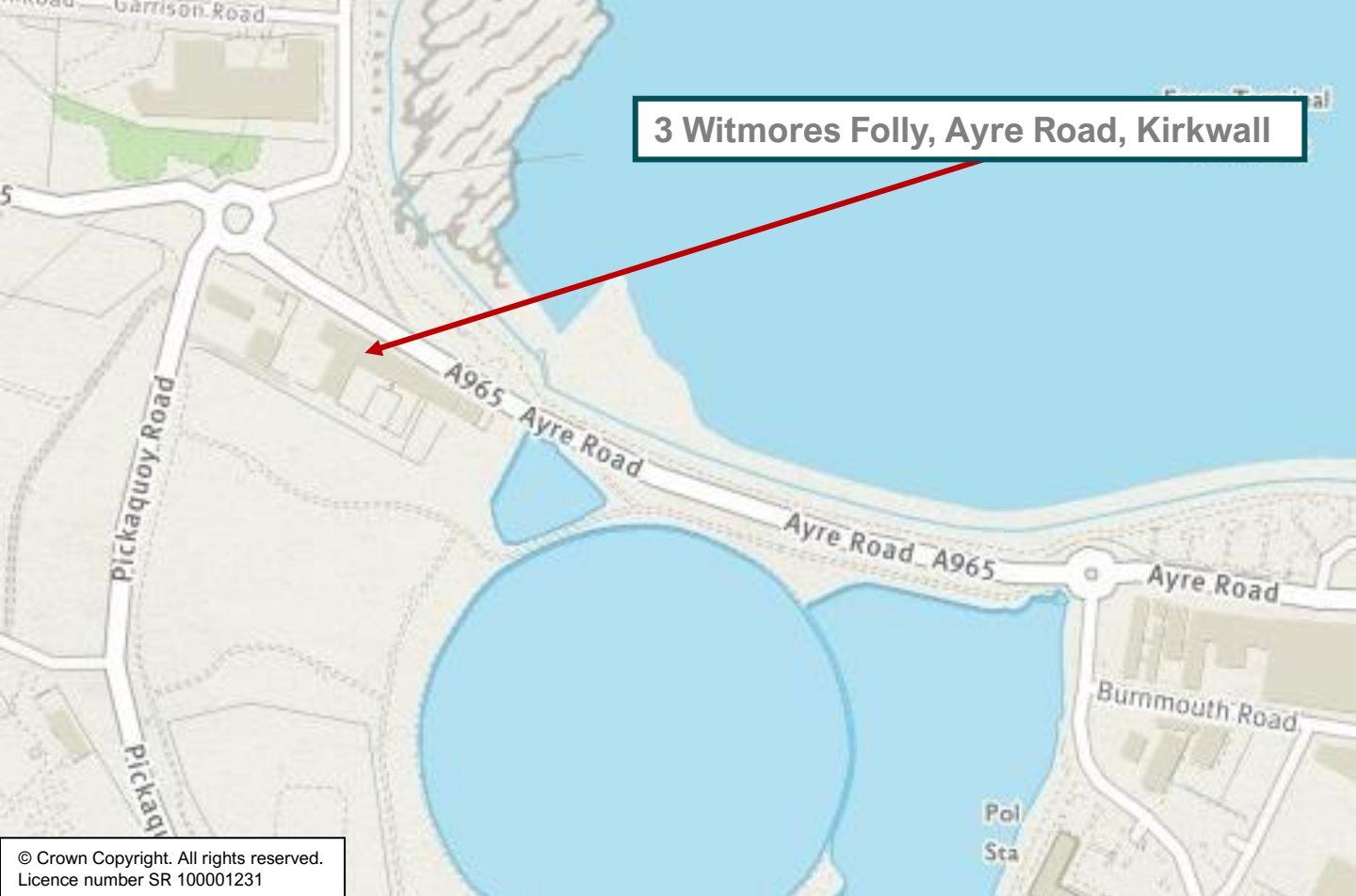
FRONT OF BUILDING

LOCATION

3 Witmores Folly is located a short walk from the town centre, the Pickaquoy leisure centre and supermarkets.



3 Witmores Folly, Ayre Road, Kirkwall



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RESIDENTS PARKING



VIEW



SERVICES – Mains services. Telephone.

COUNCIL TAX BAND - Band A. 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 C.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings and contents of the flat are included in the sale.

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

PRICE – Offers over £65,000.

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

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

EJP

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.