



Foreland, Old Scapa Road, Kirkwall, KW15 1RZ

Foreland is a 2 bedroom detached dwellinghouse with garage/store and walled garden. The attractive property enjoys views over farmland, including to the rear, towards Kirkwall.

**OFFERS OVER
£165,000**



LIVING ROOM



LIVING ROOM



GARAGE/STORE

- Recently installed oil central heating.
- Mostly UPVC framed triple glazed windows.
- Spacious living room with dual aspect.
- Kitchen also has a dual aspect and space for a dining table.
- Shower room with wet room style floor and plumbing for a washing machine.
- Large landing which may be suitable as a home office area.
- 2 double bedrooms.
- Large garage/store (10.5m x 4.3m).
- Garden store.
- Mature walled garden.

LOCATION

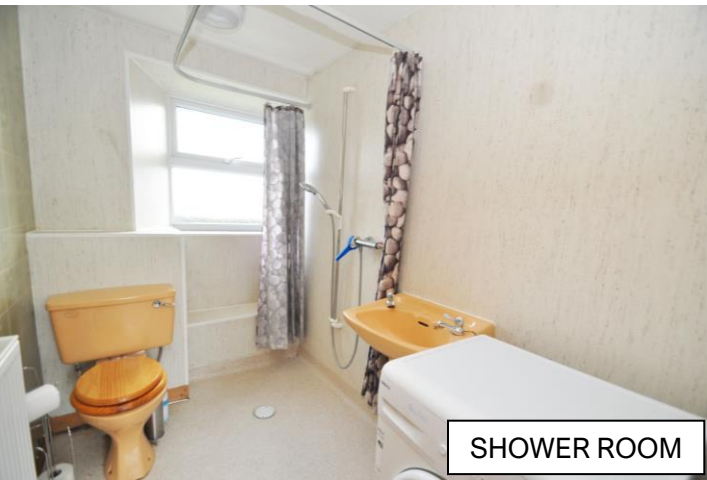
Foreland is situated approximately 1 mile from the town centre, close to the new hospital. Scapa beach is a short distance from the property.



KITCHEN



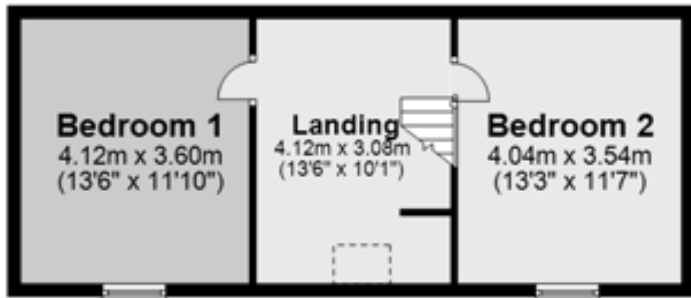
KITCHEN



SHOWER ROOM



LANDING



FIRST FLOOR



GROUND FLOOR



BALFOUR
HOSPITAL

Foreland, Old Scapa Road, Kirkwall



BEDROOM 1



BEDROOM 2



SERVICES - Mains water and electricity. Private septic tank.

COUNCIL TAX BAND - Band B. 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.

FIXTURES AND FITTINGS – All floor coverings included in the sale price.

ENTRY – Early entry available.

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

PRICE - Offers over £165,000

Further enquiries 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.