



## 1 Zetland Road, Kirkwall, KW15 1HH

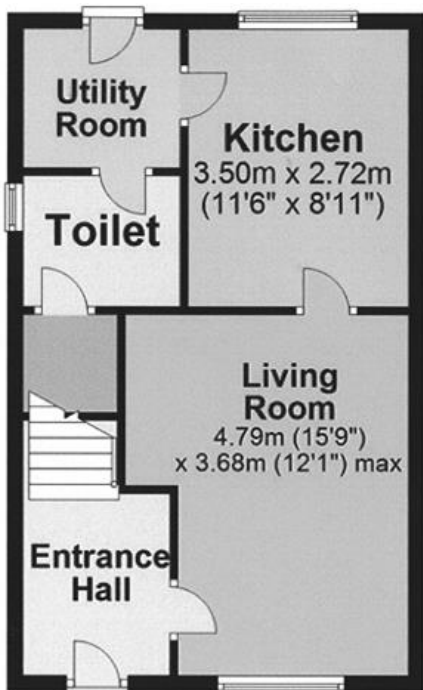
Available on 11<sup>th</sup> January 2021 this attractive 3 bedroom end-terraced dwelling house offers family accommodation over two floors. Enclosed rear garden. The property will be in walk-in condition, with the exception of floor coverings and will have an NHBC Buildmark warranty.

**OFFERS OVER  
£185,000**

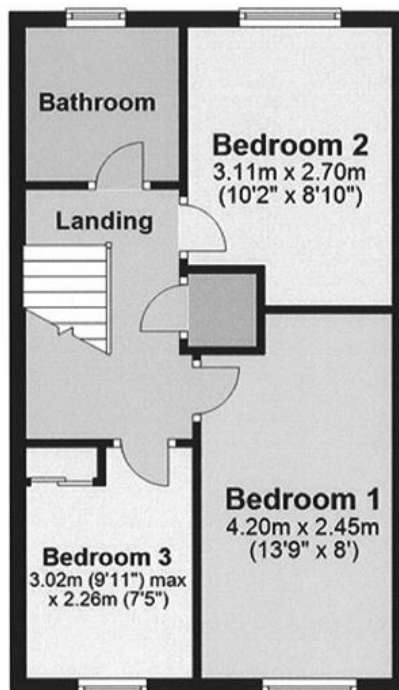
- Closed panel, timber frame construction.
- NHBC Buildmark Warranty.
- Air – Air source primary heating with secondary electric radiators.
- Veka uPVC high performance external doors and windows.
- Flush eucalyptus veneer internal doors.
- Paint finish to walls and ceilings throughout.
- Fitted with MVHR (mechanical ventilation with heat recovery).

- High quality kitchen units with integral electric oven and hob.
- 2<sup>nd</sup> toilet on ground floor.
- Utility off kitchen.
- Bathroom with shower over bath.
- Fenced rear garden, turfed lawn.
- Shared off-street parking.
- Openreach FTTP (fibre to the property) infrastructure installed, provides superfast broadband.

## GROUND FLOOR



## FIRST FLOOR



1 Zetland Road, Kirkwall



**SERVICES** – Mains services.

**COUNCIL TAX BAND** – TBC.

**ENERGY PERFORMANCE RATING** – Predicted to be a Band B.

**ENTRY** – 11<sup>th</sup> January 2021.

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

**PRICE** – Offers over £185,000

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

### ETCN

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.

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