



7 The Quadrant,
Kirkwall, KW15 1NF

OFFERS OVER £180,000



7 The Quadrant is a 2-bedroom semi-detached dwelling house, with garage, situated in a sought-after area of town.

There is off-street parking to the front with the driveway extending to the garage. The large well-maintained rear garden has lawn, drying area, greenhouse, patio and a vegetable patch.

- Air source heating.
- uPVC framed double glazed windows.
- Spacious living room with feature fireplace and electric fire (chimney understood to be capped).
- Kitchen with integrated appliances including hob, eye-level oven and fridge freezer. Plumbing for a washing machine.
- Wet room style shower room and bedrooms on first floor
- Second shower room on ground floor
- Fitted cupboards in both bedrooms.
- Electric garage door, workshop area within garage.
- Garden to front and rear.

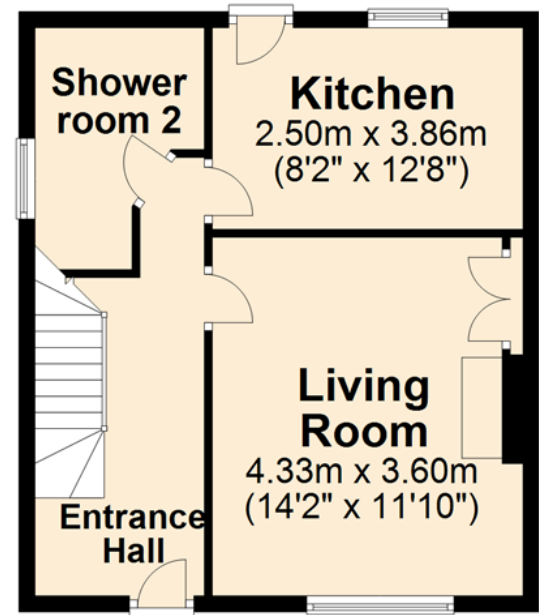
LOCATION

7 The Quadrant is located close to both the Papdale Primary and Kirkwall Grammar Schools and is a short walk to the town centre with all local amenities.

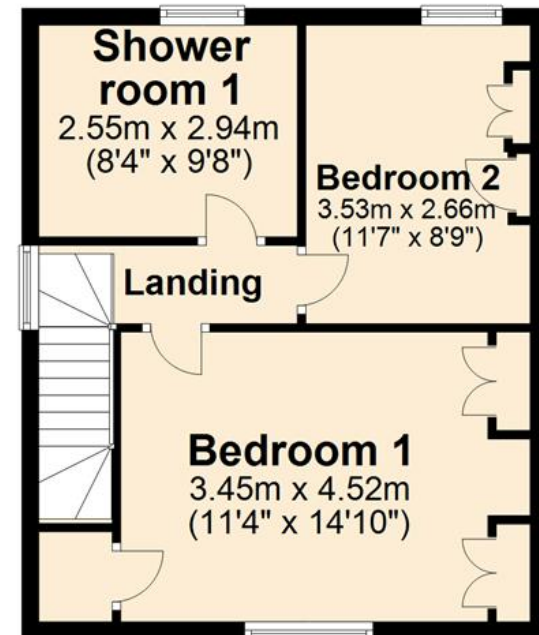




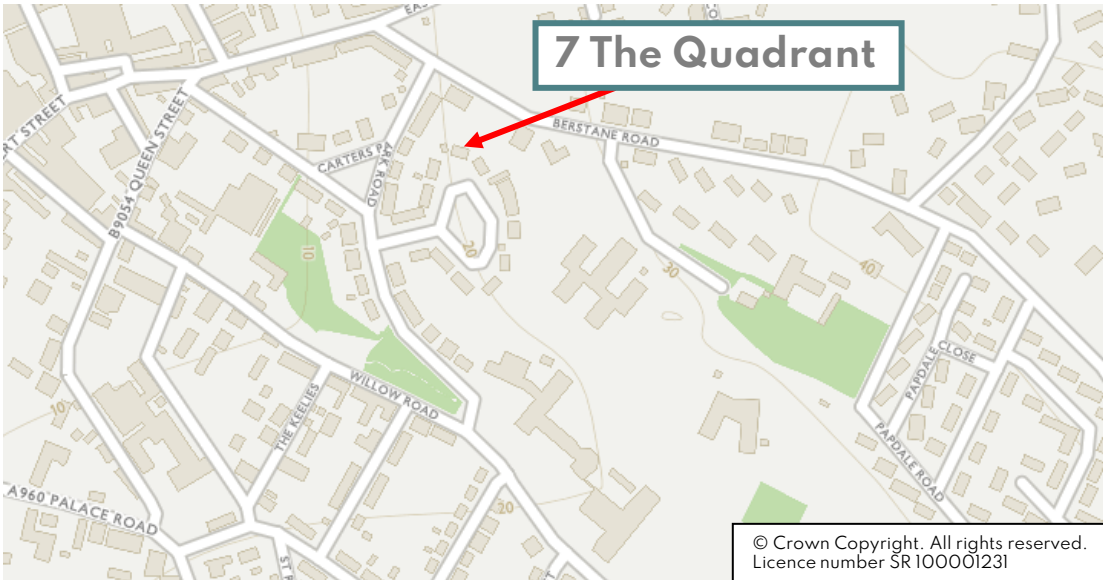
Ground Floor



First Floor



7 The Quadrant



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SERVICES – Mains services.

COUNCIL TAX BAND – Band C. 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 and blinds are included in the sale price.

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

PRICE – Offers Over £180,000

Further enquiries 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.