



29 Laverock Road,
Kirkwall, KW15 1EE

OFFERS OVER £170,000



29 Laverock Road is a well-presented 3-bedroom semi-detached dwellinghouse. The property stands in good decorative order and may especially appeal to first-time buyers and families.

There is a spacious living room, and the kitchen has a dining area. The bathroom, with shower cubicle and bath, is on the ground floor and the bedrooms and shower room are on the first floor.

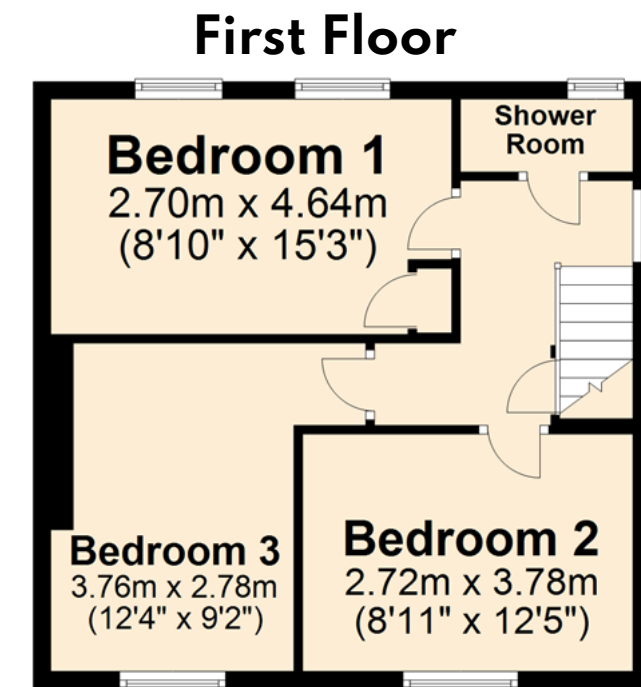
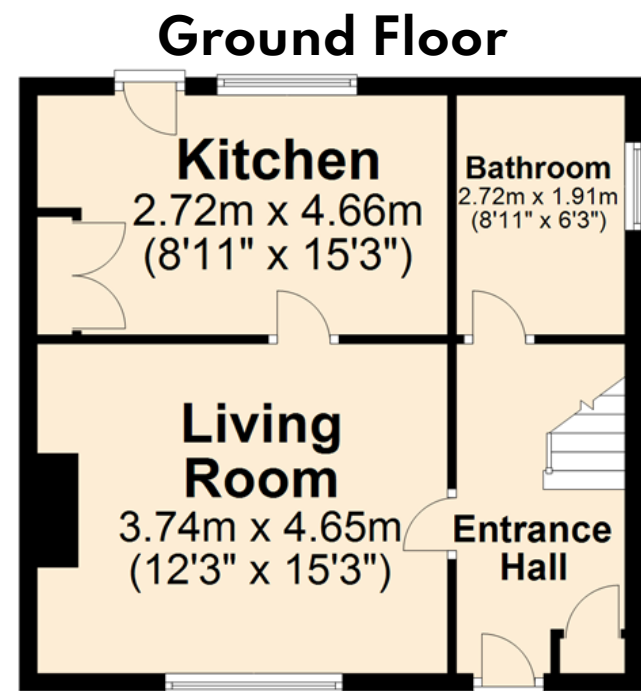
The driveway at the side of the house leads to the large garage and the rear garden also includes decking, lawn, drying area and shed.

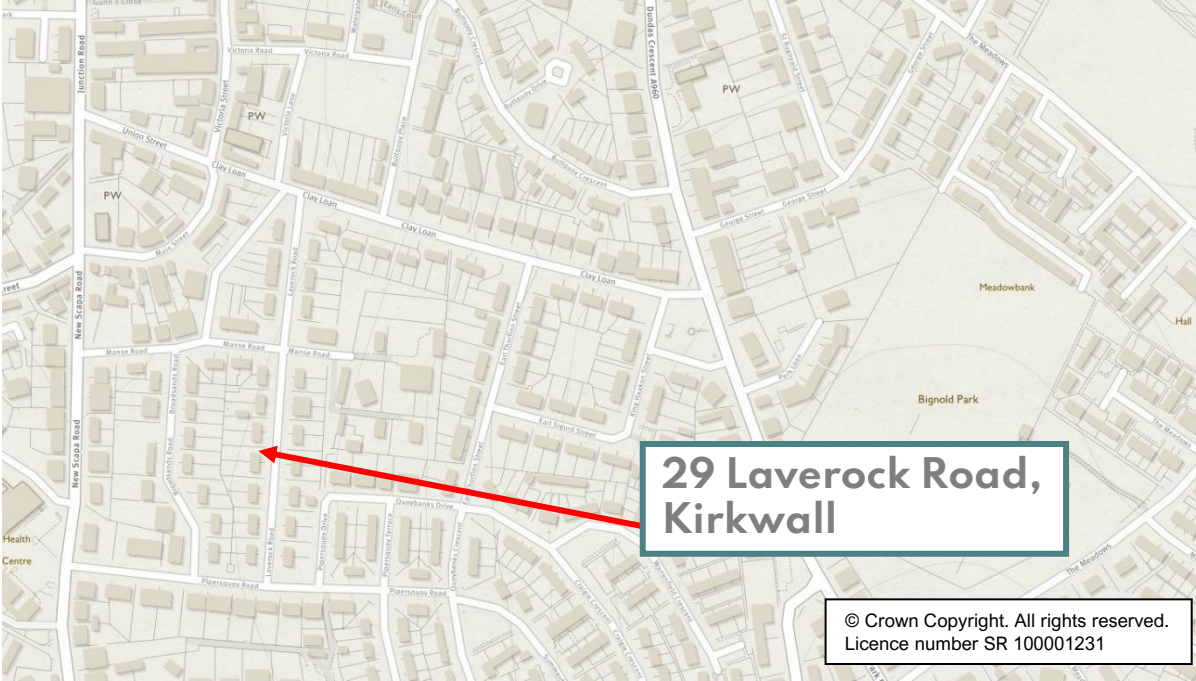
- Air to air heating.
- uPVC framed double glazed windows.
- Spacious living room.
- Kitchen has fitted units, dining-area and plumbing for a dishwasher and washing machine.
- Bathroom with shower cubicle and bath.
- Shower room on first floor.
- Fitted wardrobe in bedroom 1.
- Large garage with work bench.
- Decking adjoins rear of house.
- Spacious garden

LOCATION

29 Laverock Road is conveniently situated within walking distance of the town centre.







SERVICES – Mains services.

COUNCIL TAX BAND – Band B. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings and the cooker are included in the sale price.

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

PRICE – Offers Over £170,000

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

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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.