



Arden, 10 Burnside, Kirkwall, KW15 1TF

Arden is a substantial 4 bedroom detached bungalow with walled front garden. The larger rear garden has a shed and a summer house with wood burning stove. The integral garage has an inspection pit, situated in a private housing development on the outskirts of Kirkwall.

**OFFERS OVER
£240,000**



ACCOMMODATION

- Living room with fireplace.
- Kitchen with room for a dining table.
- Utility room.
- Modern shower room.
- Bedroom 1 & 4 / study are on the first floor.
- Air source heating.
- UPVC framed double glazed windows.
- Walled garden to front.
- Garden shed and parking to rear.

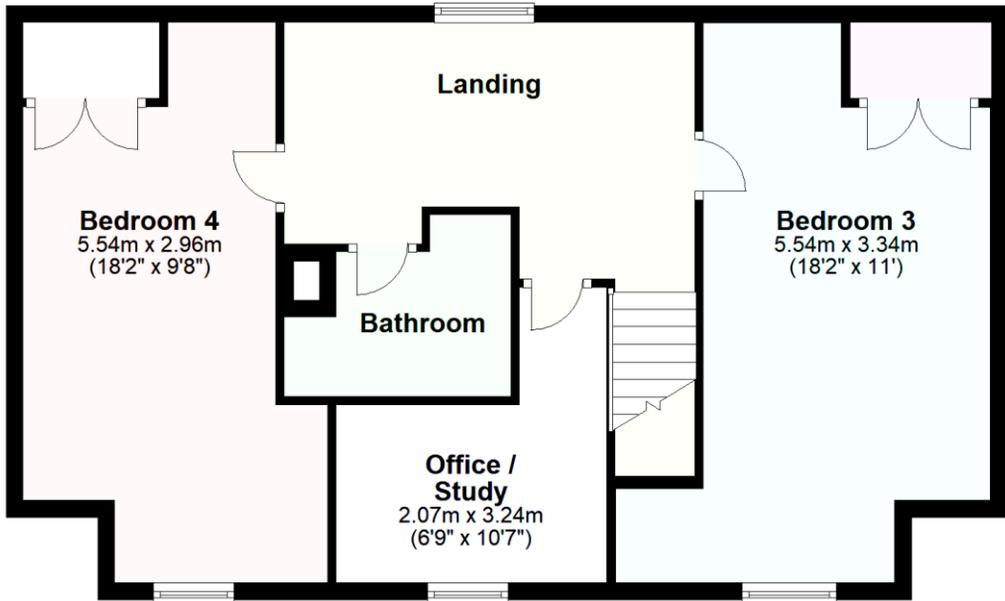


LOCATION

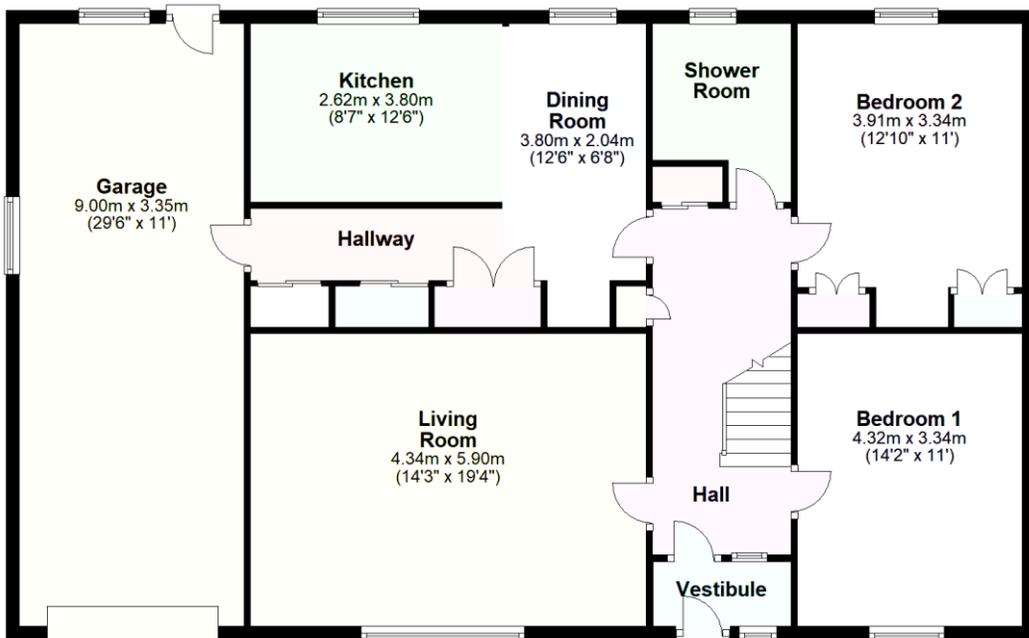
The property enjoys a pleasant location within walking distance of Kirkwall town centre and the hospital. Just a short car journey away is Pickaquoey Centre, a multi-use leisure centre recognised as a first class sports, arts, conference and social facility and includes The Phoenix Cinema, Orkney Golf Club with 18 hole course and two local sandy beaches.

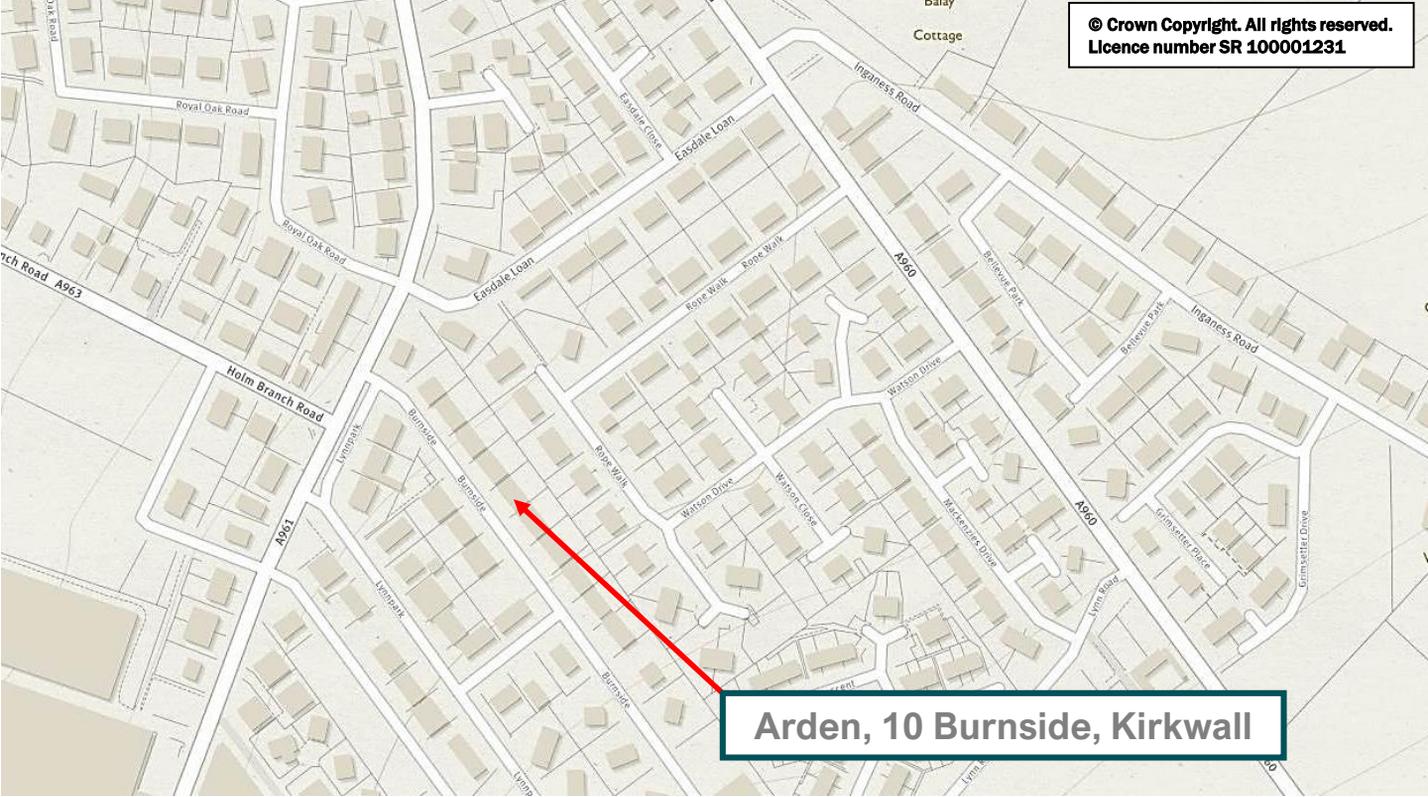


FIRST FLOOR



GROUND FLOOR





SERVICES - Mains services. Telephone.

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

ENTRY - By arrangement.

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

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

PRICE - Offers over £

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

rightmove 
find your happy

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

IMS

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.