

**CLOSING DATE SET FOR OFFERS  
11AM FRIDAY 15<sup>th</sup> FEBRUARY 2019**



**31 Kirklands Road, Kirkwall, KW15 1EU**

31 Kirklands Road is a 2 bedroom end-terraced dwellinghouse which enjoys a view, to the rear, towards Scapa. The property may appeal to a first time buyer and has a large rear garden with parking area.

**OFFERS OVER  
£115,000**



- Oil central heating.
- Double glazed windows.
- UPVC framed external doors.
- Cavity wall insulation.
- Spacious livingroom.
- Kitchen with plumbing for a washing machine and space for a table.
- Wet room style shower room.
- Bedroom 1 has a built in wardrobe.
- Well maintained garden.
- Garden shed and parking area to rear.



## LOCATION

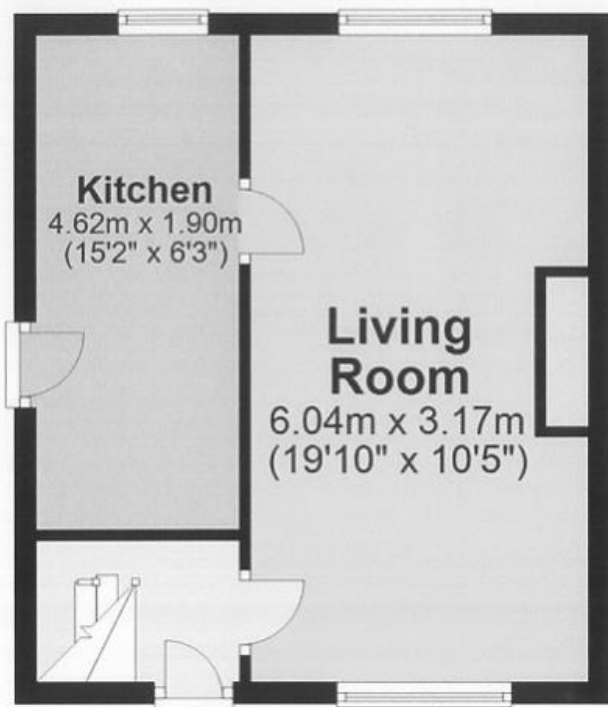
The property is situated within walking distance of the town centre and schools.





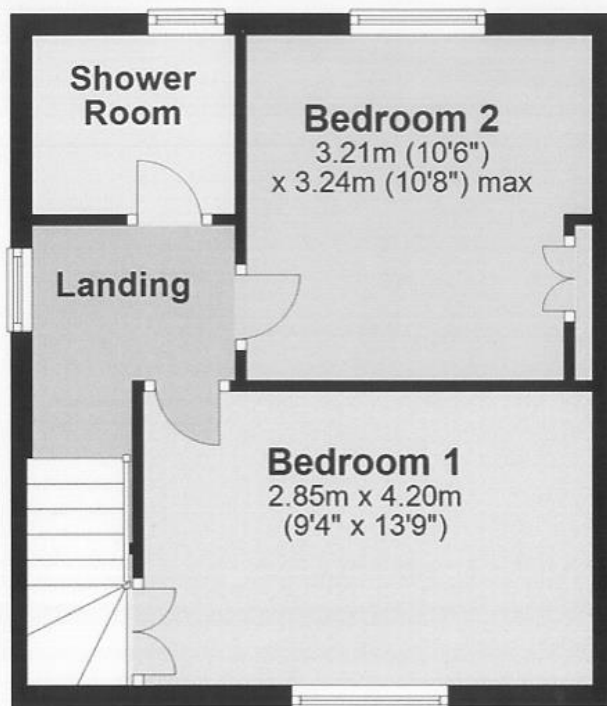
## Ground Floor

Approx. 31.7 sq. metres (340.8 sq. feet)

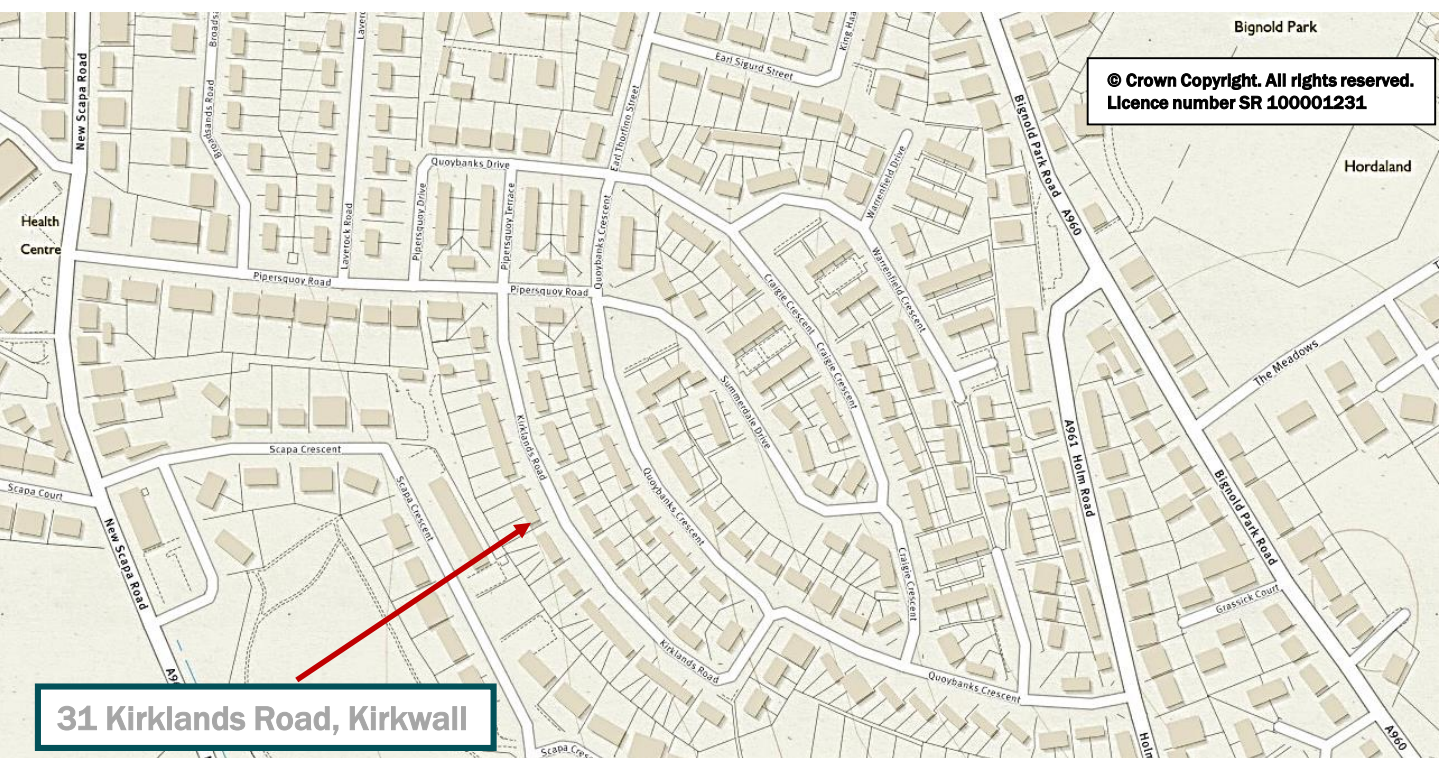


## First Floor

Approx. 32.1 sq. metres (345.8 sq. feet)







**31 Kirklands Road, Kirkwall**

**SERVICES** - Mains services.

**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 D.

**ENTRY** – Early entry available.

**FIXTURES AND FITTINGS** – All floor coverings, cooker and curtains are included in the sale price. The washing machine is available by separate negotiation.

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

**PRICE** - Offers over £115,000

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

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#### CMS

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.