

**KAVALA, GLAITNESS ROAD,
KIRKWALL, KW15 1TN
OFFERS OVER £375,000**

£10,000 LESS THAN HOME REPORT VALUATION



Kavala is an outstanding 4 bedroom detached dwellinghouse offering a high standard of accommodation on four levels. The well-presented substantial property is set in a beautifully manicured garden and enjoys views of Kirkwall Bay.

Kavala is situated on the outskirts of Kirkwall and has 4 modern air source heaters, an air source panel heating the hot water and the Ruegg solid fuel fire in the living room has a heat exchange system.

The accommodation, on the upper ground floor includes a spacious sitting room which has an electric focal point fire and a wide archway leading into the dining room. There is also a modern kitchen with fitted base and wall cupboards incorporating glass frosted display units, dishwasher, fridge, Rangemaster dual fuel cooker with matching cooker hood and space for a breakfast table. The utility room is off the kitchen and has fitted base and wall cupboards, plumbing for a washing machine, space for a tumble dryer and plumbing for an American style fridge/freezer. There is a toilet off the hall.

The living room, study and office/hobby room are on a mezzanine floor above the garage and games room. The large living room has patio doors onto the balcony, and floor to ceiling windows either side of the doors allow the views to be fully appreciated. The Ruegg solid fuel fire has a heat exchange system which also heats the stair well. Glazed doors lead off the living room into the study and the office/hobby room both of which could also be used as further bedrooms.

The bathroom and bedrooms are on the top level. The bathroom has a 5 piece suite incorporating a shower cubicle and corner bath together with a bidet, w.c. and wash hand basin set in fitted units. The master bedroom has fitted wardrobes together with an en-suite featuring a wide shower cubicle. Bedrooms 3 and 4 also have fitted wardrobes and chest of drawers together with bedside cabinets.

The garage and games room are on the lower ground floor with the garage featuring two electric sectional doors together with fitted cupboards, lights, tap and power points. There is a full size snooker table in the games room.

The large well maintained garden includes a stone chip covered parking area, lawn and shrubs to the front. The rear garden features a sheltered patio together with lawns, garden shed and store.

SERVICES - Mains services. Telephone.

COUNCIL TAX BAND - Band F. 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.

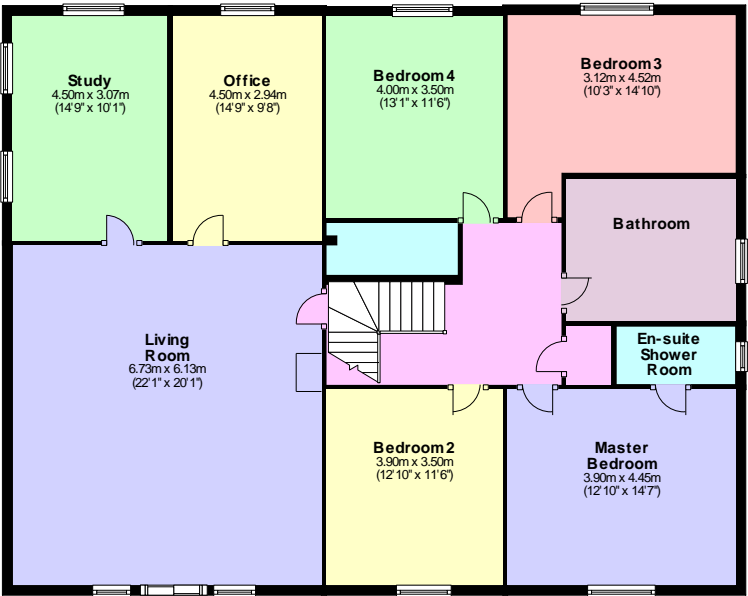
ENTRY – By arrangement.

FIXTURES AND FITTINGS - All floor coverings and blinds are included in the sale price.

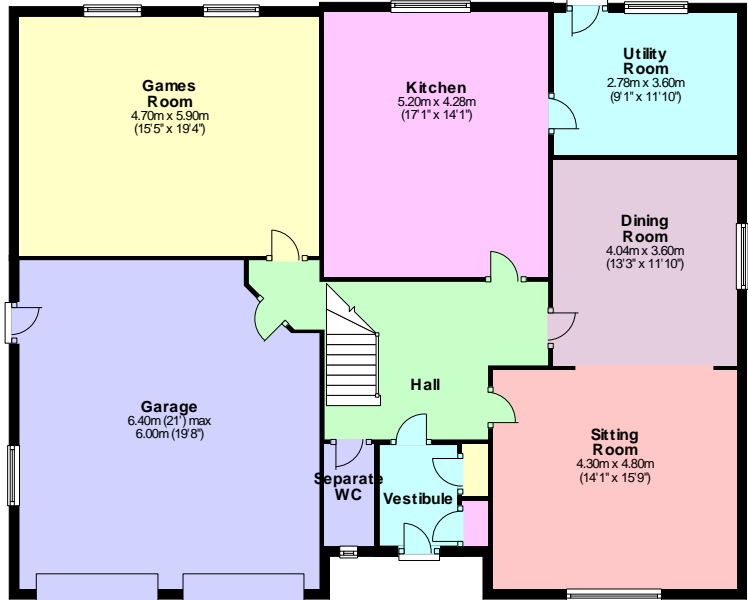
VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers Over £375,000 - **£10,000 BELOW VALUATION.**
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

FIRST FLOOR



GROUND FLOOR



LIVING ROOM



SITTING ROOM



DINING ROOM



GAMES ROOM



BATHROOM

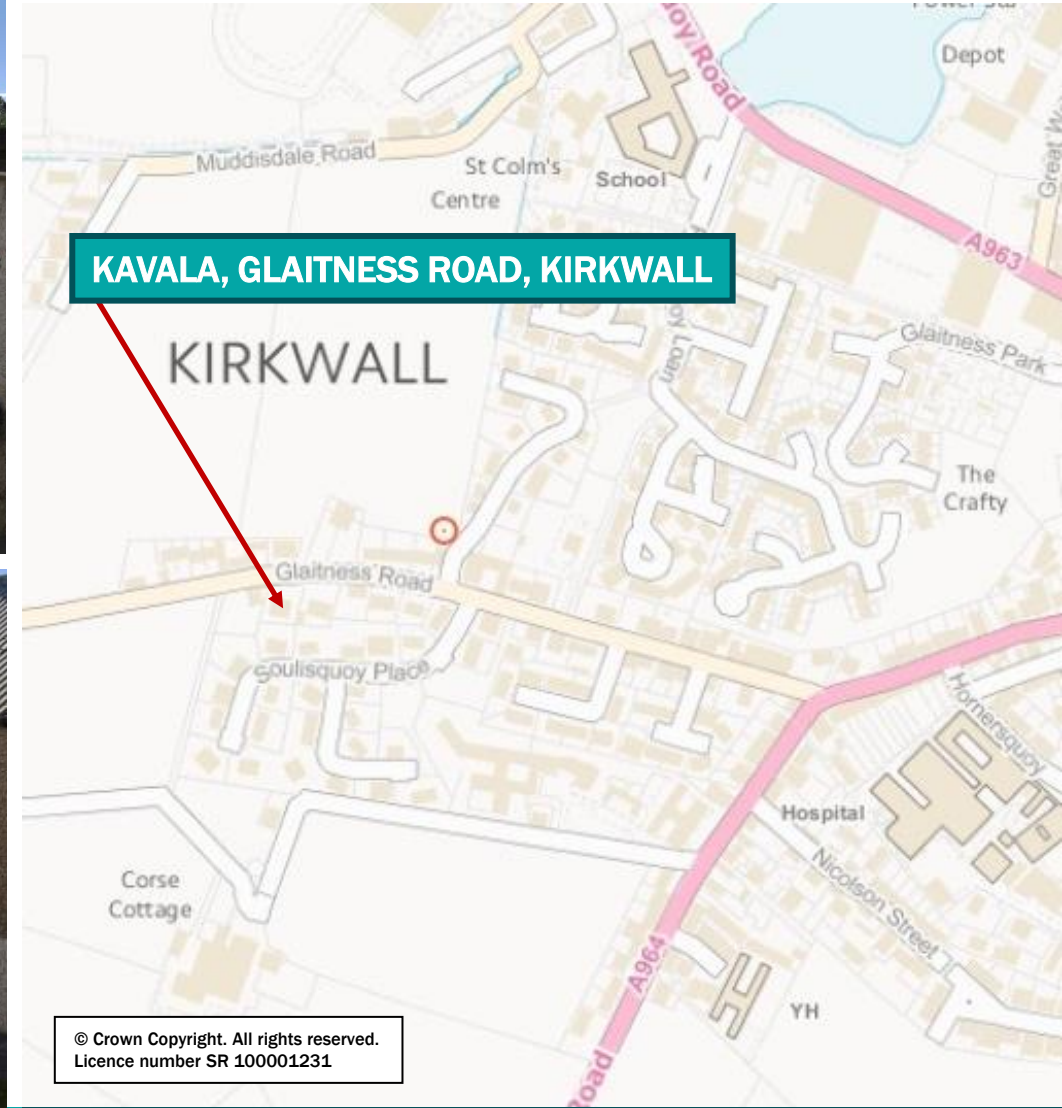


MASTER BEDROOM



EN-SUITE





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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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