



28 Busant Drive, Kirkwall, KW15 1XW

28 Busant Drive is a 3 bedroom terraced dwelling offering accommodation over two floors.

The immaculately presented property has a tarmac driveway for two cars to the front and an enclosed garden to the rear with an open outlook.

**OFFERS OVER
£170,000**

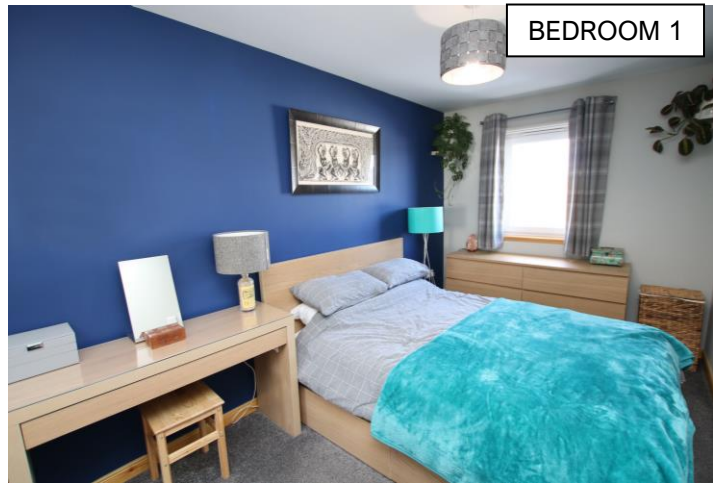


- UPVC double glazed windows and doors.
- Air to air source heating and electric panel heaters in the living room and on the first floor.
- Photo voltaic roof panels charging a battery off-setting the electric usage.
- Spacious living room.
- Modern kitchen with integral oven and hob.
- Utility room.
- WC.
- Bathroom with shower above bath.
- Drive to front for 2 cars.
- Enclosed rear garden laid to lawn with drying area.



LOCATION

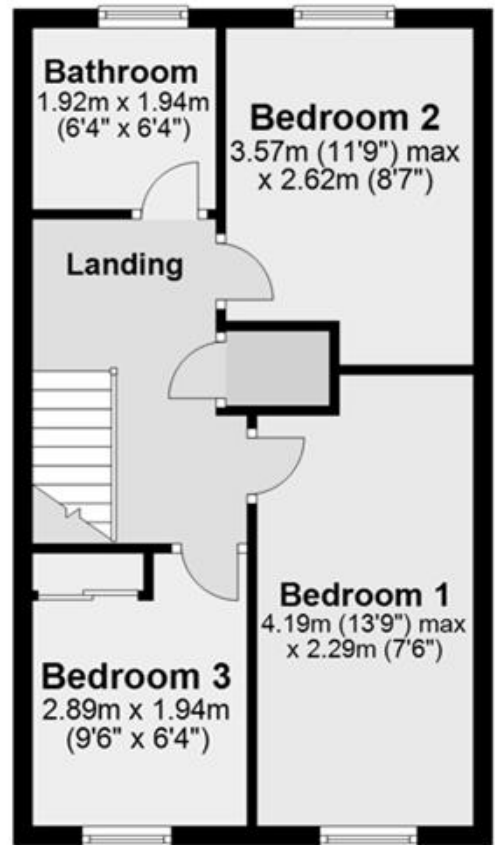
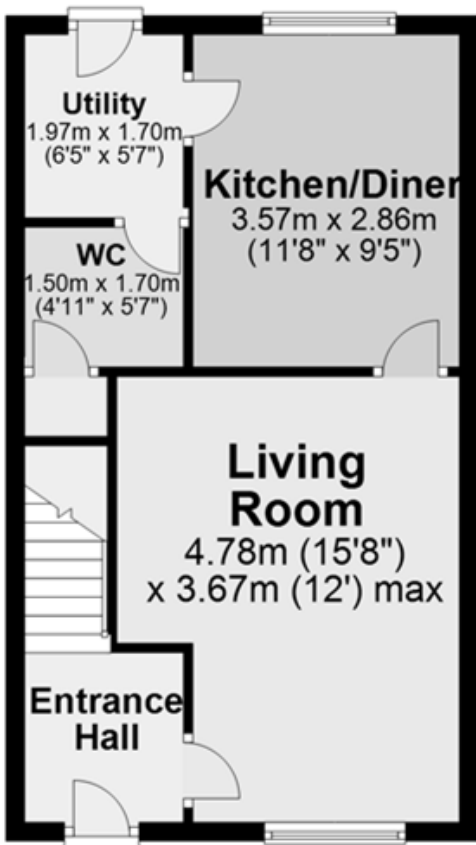
28 Busant Drive is located in a popular residential area of Kirkwall close to Glaitness Primary school and the Pickaquoy Leisure Centre.



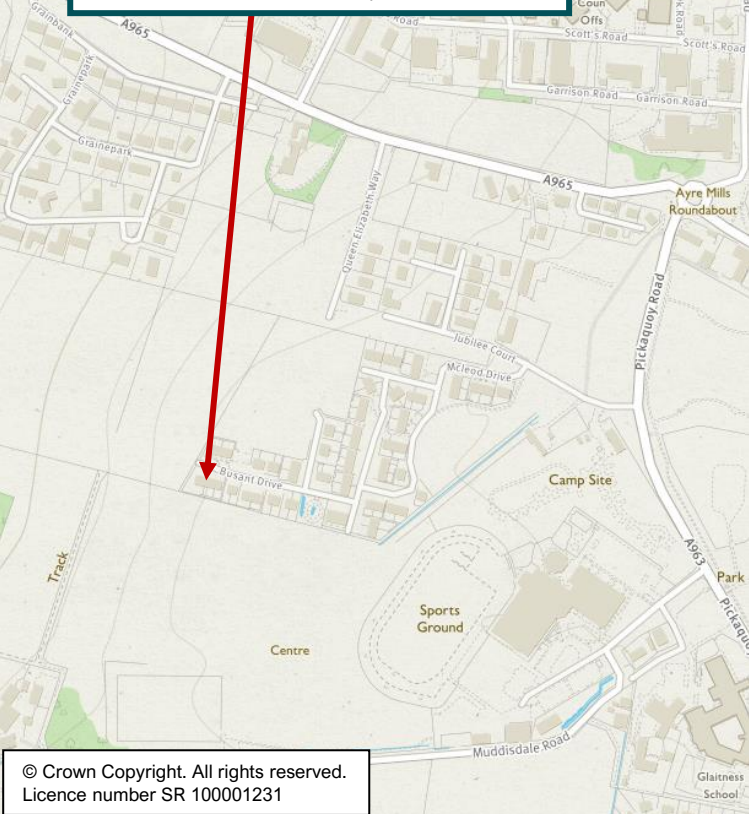
BEDROOM 1

GROUND FLOOR

FIRST FLOOR



28 Busant Drive, Kirkwall

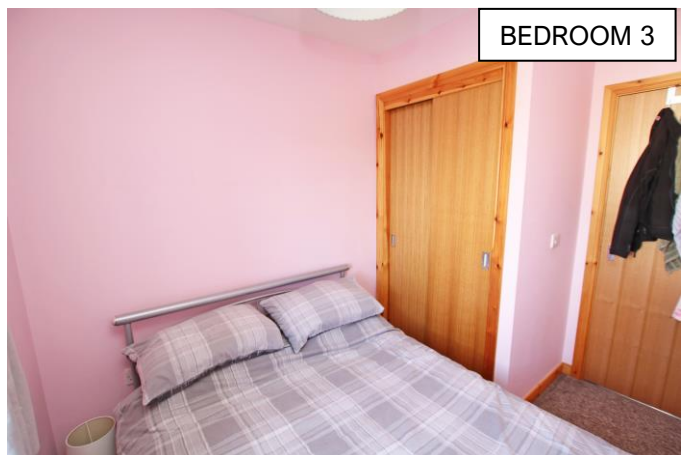


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BEDROOM 2



BEDROOM 3



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 C.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings, carpets, blinds, wardrobe in bedroom 1, bathroom cabinet, dish washer and fridge freezer are included in the sale price.

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

PRICE – Offers over £170,000.

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

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EJT

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.