



**Greenleaves,**  
10 Castleham Park, St Ola, KW15 1XZ  
OFFERS OVER £425,000





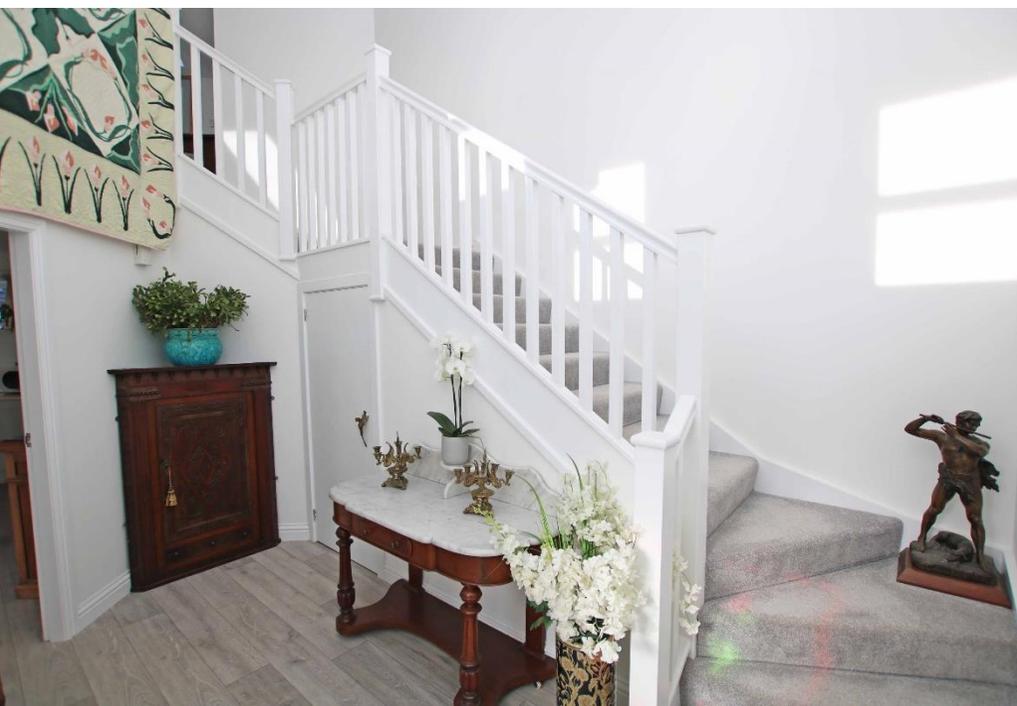
Greenleaves is a spacious modern 4 bedroom dwelling which has recently been completed to the highest standards. This beautifully presented family home has a Greek villa feel with bi-fold doors leading to the patio and garden from the lounge, kitchen/diner and hobby room/study. The property is extremely well insulated, energy efficient and benefits from solar panels which reduce electricity costs. Viewing is essential to fully appreciate the quality and unique layout of Greenleaves.

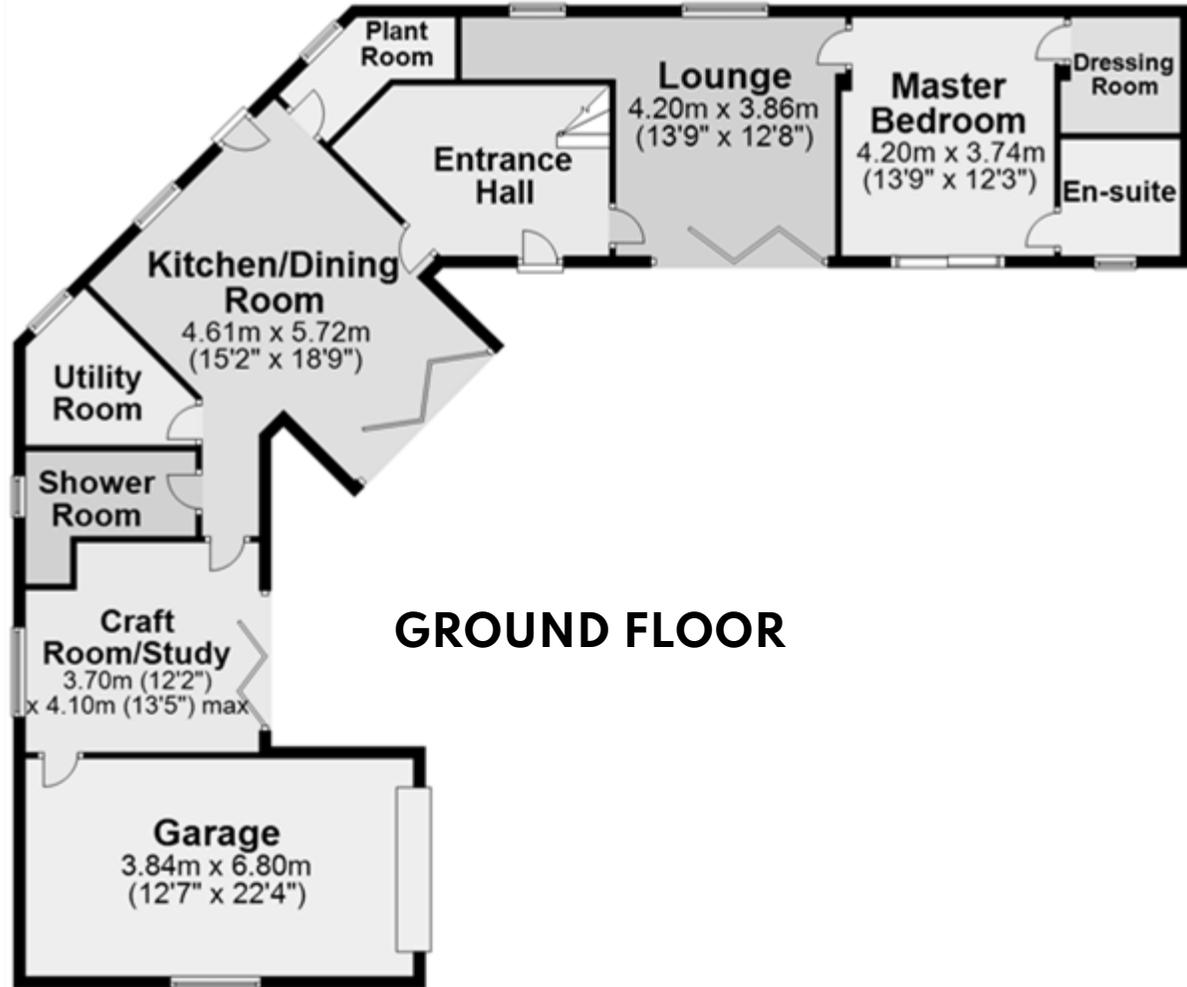
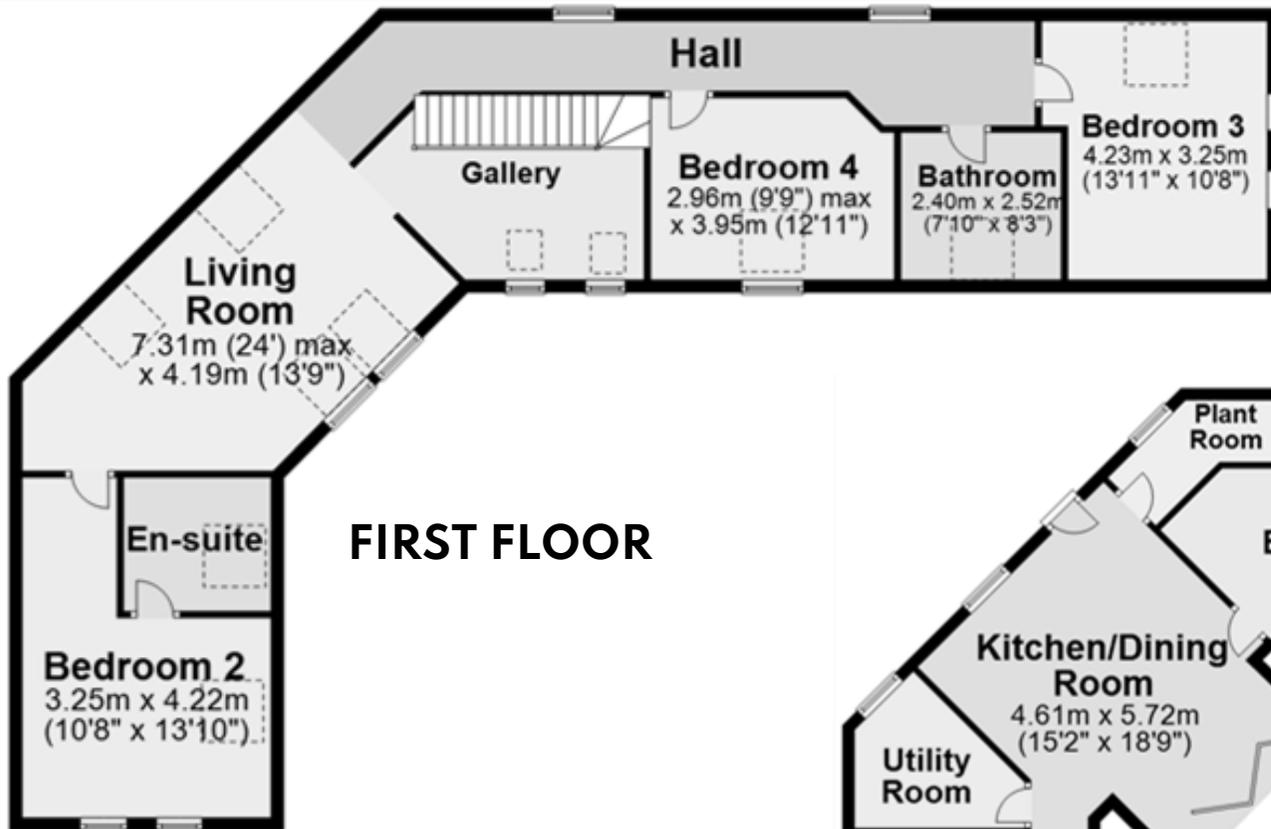
- Air to water central heating – underfloor on ground floor, radiators on first floor.
- Velux and uPVC framed double glazed windows.
- Redland solar photovoltaic panels with a 25-year performance guarantee.
- Spacious first floor living room.
- Lounge with 3 pane bi-fold doors.
- Large kitchen with dining area featuring 4 pane bi-fold doors and quality fitted kitchen with integral hob, cooker hood, eye level oven and dishwasher.
- Craft room/study with 3 pane bi-fold doors.
- Utility room with sink and plumbing for a washing machine.
- Master bedroom with en-suite and dressing room, on ground floor.
- Shower room and plant room also on ground floor.
- Bedroom 2 with en-suite, on first floor.
- Bathroom with shower over bath, bedrooms 3 & 4 on first floor.
- Integral garage with electric up and over door.
- Stone chip driveway in front of garage.
- Enclosed garden with lawn and newly planted bushes and shrubs.

## LOCATION

Greenleaves is situated approximately 1 ½ miles from Kirkwall town centre and is just a short car journey from local amenities.













**SERVICES** – Mains services. Telephone. Shared drainage treatment facility.

**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 B.

**ENTRY** – By arrangement.

**FIXTURES & 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 £425,000.

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

Lows Solicitors – Estate Agents  
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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.