



# Vanaheim, Lynn Park, Kirkwall, KW15 1SL

OFFERS OVER £230,000



Vanaheim is a 4 bedroom detached bungalow which has been tastefully modernised in recent years.

The property features air to water central heating, modern fitted kitchen and bathroom suite together with oak doors.

The spacious living room has an enclosed fire with stone hearth. There is a dining area within the kitchen which has integral appliances.

The bathroom has a white suite with a shower over the bath. Bedroom 1 has a built-in wardrobe.

The garden includes a driveway offering off-street parking and there are two areas of lawn.

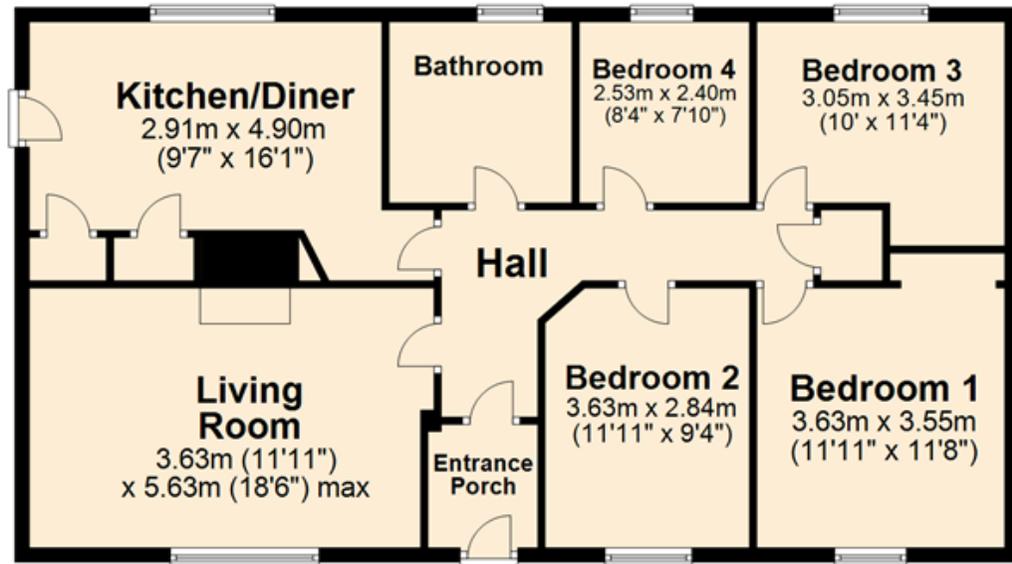


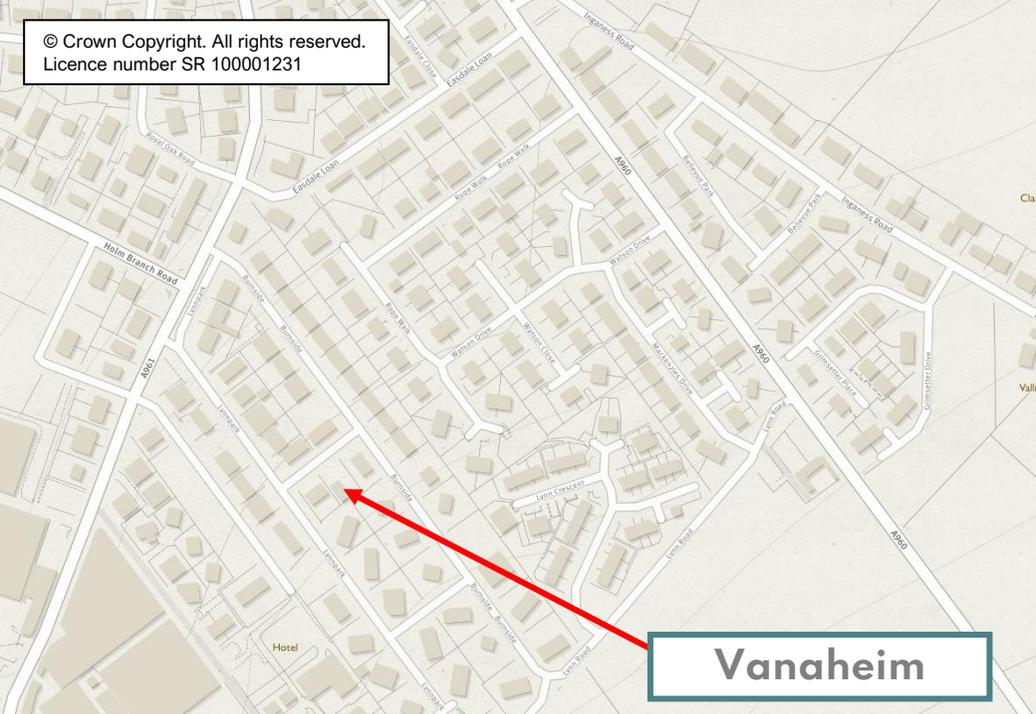
- Air to water central heating.
- uPVC framed double glazed windows.
- Enclosed fire in living room.
- Kitchen with dining area and integral hob, cooker hood, oven, microwave oven and plumbing for a washing machine and dishwasher.
- Bathroom with shower over bath.
- Radiator in each bedroom.
- Bedroom 1 with built-in wardrobe.
- Driveway offering off-street parking.
- Two areas of lawn.

## LOCATION

Vanaheim is situated in a popular residential area on the outskirts of the town.







**Vanaheim**

**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Band C. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

**ENERGY PERFORMANCE RATING** – Band D.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** - All floor coverings are included in the sale price.

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

**PRICE** – Offers over £230,000

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

**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.

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

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