



**Bellfield, Craigiefield Road,**  
**St Ola, KW15 1UJ**

**OFFERS OVER £190,000**





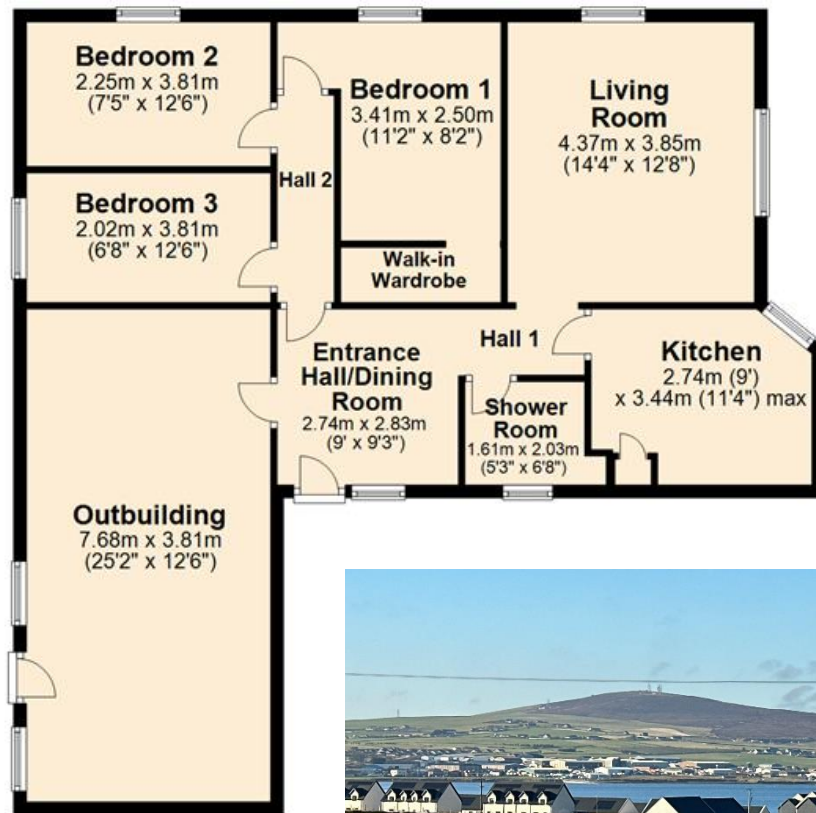
Bellfield is a 3 bedroom detached bungalow with outbuilding and large garden located in a much sought after area on the outskirts of town, where properties are rarely available. The property has been partly renovated including insulation to bedrooms, new internal oak doors and installing oil heating. Views can be enjoyed over Kirkwall Bay, West Mainland and the surrounding countryside.

- UPVC framed double glazing.
- New oil heating.
- Living room with dual aspect.
- Kitchen with integrated oven and hob.
- Entrance hall/dining room.
- Shower room.
- Bedrooms have been upgraded and bedroom one features a walk-in wardrobe.
- Outbuilding with access from house and outside.
- Drive.
- Large garden laid to lawn with drying line.
- Mature walled garden. Greenhouse.
- Wooden garden shed.

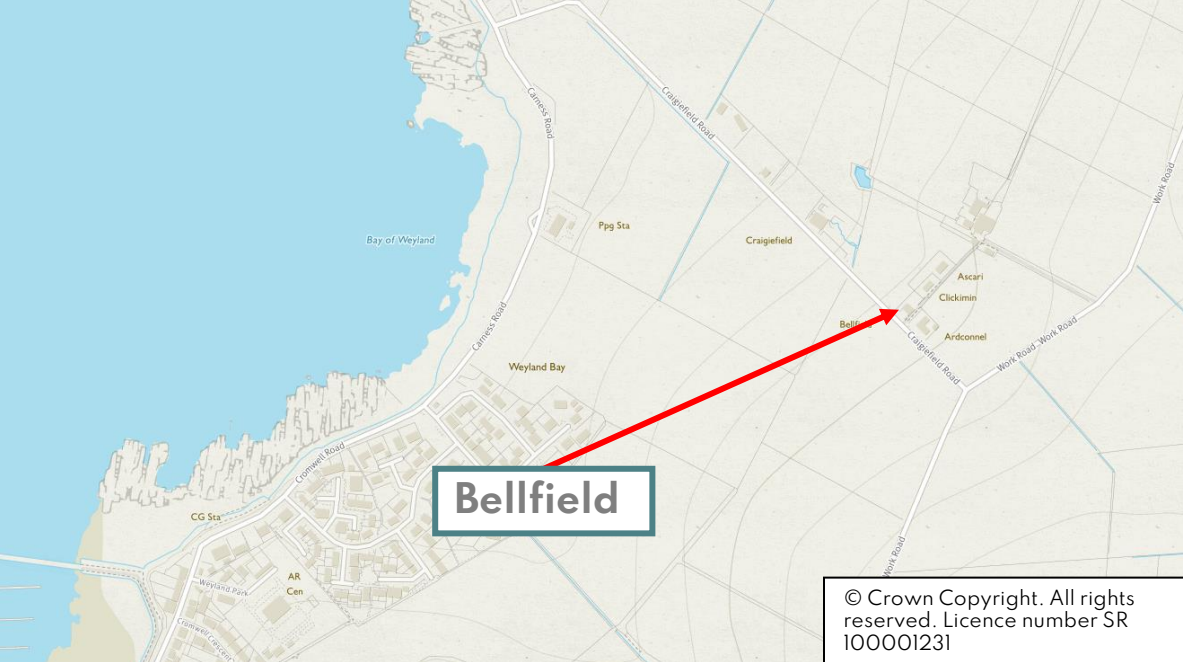
## LOCATION

Bellfield is situated just outside Kirkwall, only a short drive to the town centre, with all local amenities.









**SERVICES** – Mains water and electricity. Private septic tank.

**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 E.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings, curtains and blinds are included in the sale price.

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

**PRICE** – Offers Over £190,000.

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

Lows Solicitors – Estate Agents  
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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.