



**25 Slater Street,**  
Kirkwall, KW15 1PQ

**OFFERS OVER £165,000**





25 Slater Street is a 3 bedroom semi-detached bungalow in a popular residential area close to schools and the town centre.

The property requires some modernising throughout.

Outside there is a large garden, drive, garage/workshop and garden shed.

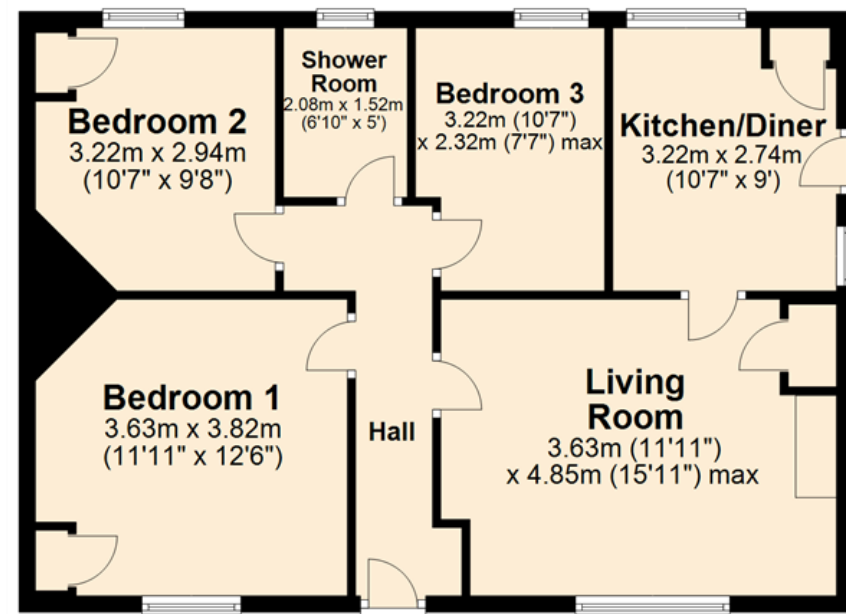
- UPVC framed double glazed windows.
- Electric storage heating.
- Living room with fireplace and airing cupboard.
- Kitchen/diner with dual aspect, pulley and door to garden.
- Bedrooms 1 and 2 have built in cupboards.
- Wet room style shower room with electric shower.
- Driveway providing off-street parking.
- Large garden to lawn with plants and bushes, drying line, garden shed and garage/workshop.

## LOCATION

25 Slater Street is located close to schools and the town centre is a short walk away with all local amenities.









## 25 Slater Street



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**SERVICES** – Mains services. Telephone.

**COUNCIL TAX BAND** – Band B. 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 E.

**FIXTURES AND FITTINGS** – All floor coverings, curtains, blinds, Blomberg washing machine, Tricity Bendix cooker, white knight tumble dryer and Beko fridge/freezer are included in the sale price.

**ENTRY** – By arrangement.

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

**PRICE** – Offers Over £165,000.

**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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### DMNH

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.