



**1 Wivenhoe,**  
Glaitness Road, Kirkwall, KW15 1UW

**OFFERS OVER £235,000** (£10,000 less than home report valuation)



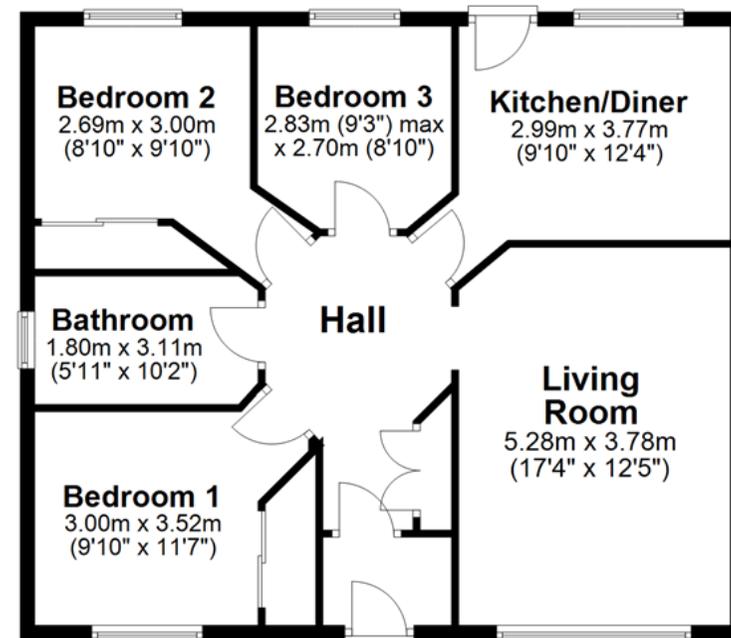
1 Wivenhoe is a well-presented 3 bedroom semi-detached bungalow in a popular residential area on the outskirts of town. The property has neutral décor throughout and a modern kitchen/diner with integral appliances. Outside there is a low maintenance garden to the rear to lawn and a large chipped driveway to the front.

- Air to water underfloor heating.
- UPVC framed double glazed windows.
- Neutral décor throughout.
- Living room with large window.
- Kitchen/diner with integral appliances and space for table and chairs.
- Bathroom with shower above bath.
- Ample storage throughout with 2 bedrooms having built in wardrobes and a large cupboard in the spacious hexagonal hall.
- Garden to rear laid to lawn.
- Chipped driveway with parking for several cars.
- Views over Kirkwall and over Kirkwall bay.

## LOCATION

1 Wivenhoe is located on the outskirts of town and is close to a primary school, leisure centre and shops.







**SERVICES** – Mains services. Telephone.

**COUNCIL TAX BAND** – Band D. 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 C.

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

**ENTRY** – By arrangement.

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

**PRICE** – Offers Over £235,000.

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

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**ETCN**

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.