



**13 Gold Drive,**  
Kirkwall, KW15 1HH

**OFFERS OVER £175,000**



13 Gold Drive is a modern, well-presented, 2 bedroom end-terraced dwellinghouse. The attractive property has off-street parking and an enclosed rear garden.

The living room has an air source heater. The kitchen has a dining area together with fitted units incorporating integral appliances. There is also a toilet on the ground floor.

The bathroom benefits from a 3 piece suite with a shower over the bath. Bedroom 1 features a Juliet balcony.

The rear garden is to lawn and has a drying area. The garden shed is included in the sale.

- Air source heater in the living room, panel heaters in the bedrooms.
- uPVC framed double glazed windows.
- Dining area in kitchen together with fitted units with integral hob, cooker hood, oven and plumbing for a washing machine together with space for an upright fridge/freezer.
- Toilet on ground floor and large cupboard extending beneath staircase.
- Bathroom with shower over bath.
- 2 double bedrooms with Juliet balcony in bedroom 1.
- Lawn and driveway to front together with garden shed.
- Enclosed rear garden with lawn and drying area.

## LOCATION

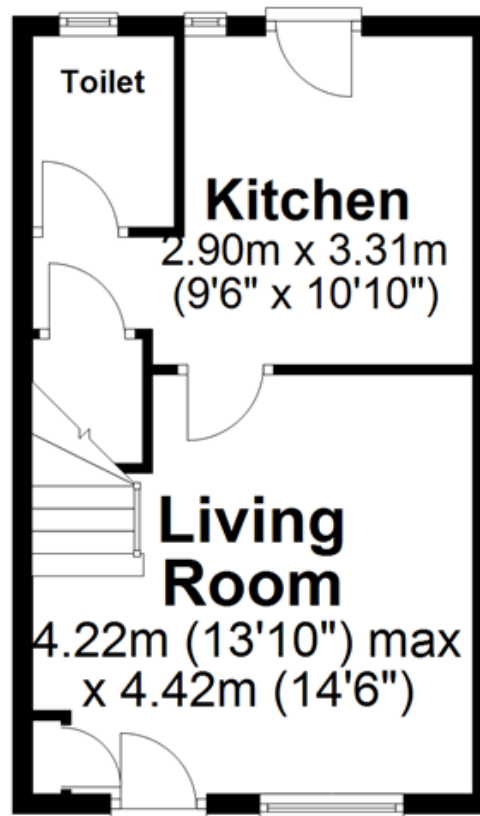
13 Gold Drive is situated within walking distance of Glaitness Primary School, Pickaquoy Leisure Centre and supermarkets.



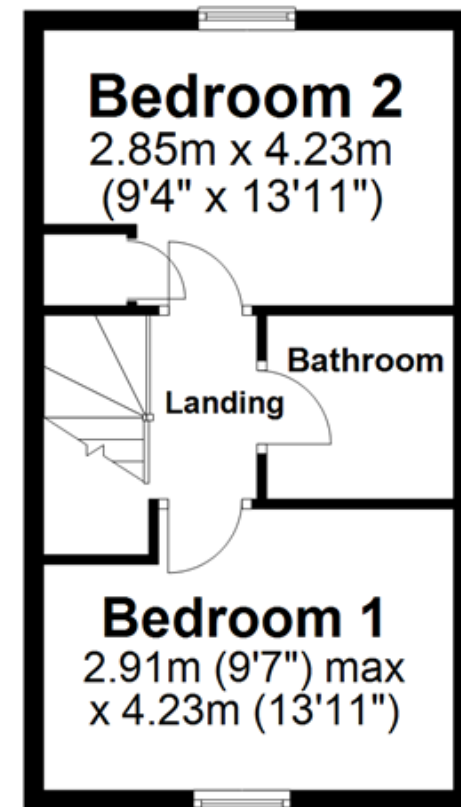




Ground floor



First floor





**SERVICES** – Mains services. Telephone.

**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 C

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings and garden shed are included in the sale price.

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

**PRICE** – Offers Over £175,000.

**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.

- 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.