



Rose Villa,
38 Clay Loan, Kirkwall, KW15 1QQ

OFFERS OVER £210,000



Rose Villa is a well presented 2 bedroom detached bungalow. The attractive property has a large rear garden and lies only a short walk from the town centre.

The spacious living room has a large window and a wide archway leading into the kitchen. There is a dining area within the kitchen together with fitted base and wall cupboards with integral appliances. The shower room has a walk-in shower cubicle. The attic room is accessed by a dropdown ladder and offers storage space or could be used as a hobby room.

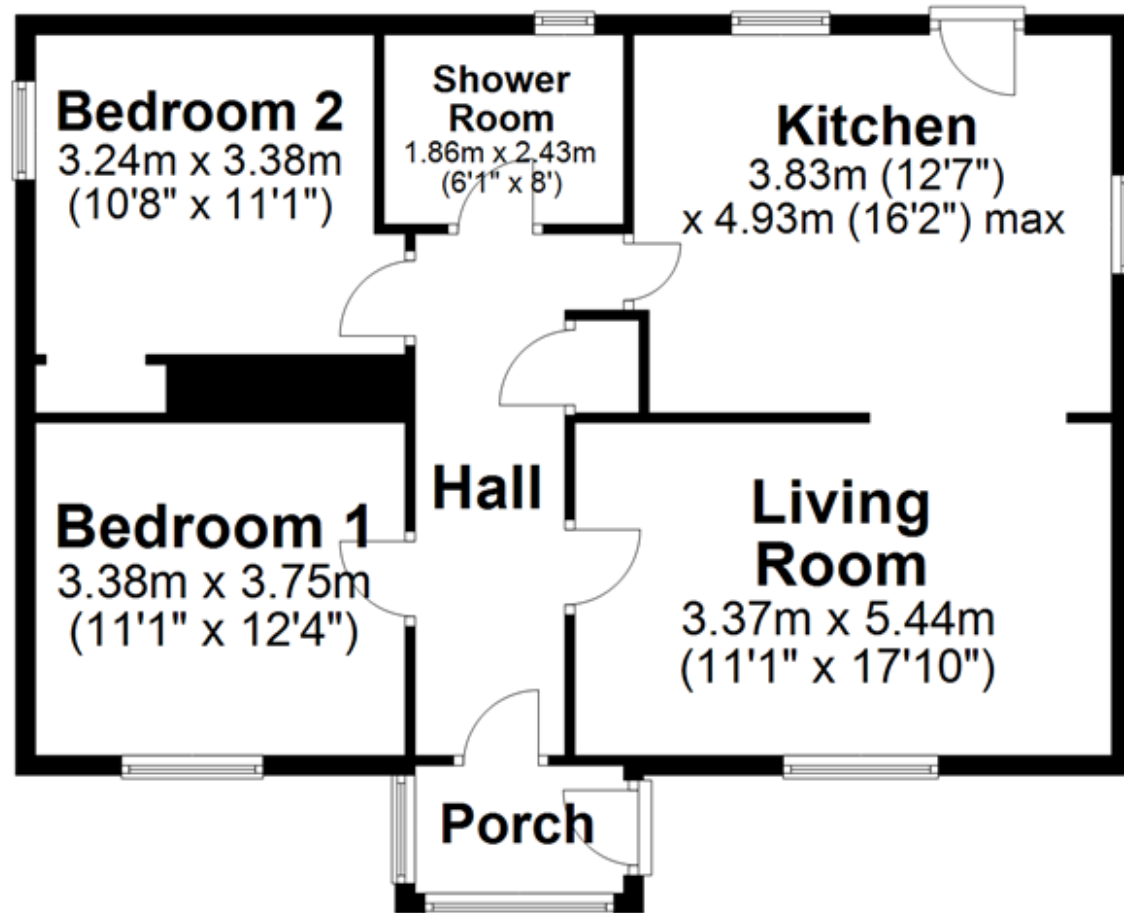
The rear garden is mainly to lawn and there is also lawn to the front. The original garage has uPVC framed doors and is presently used as a store.

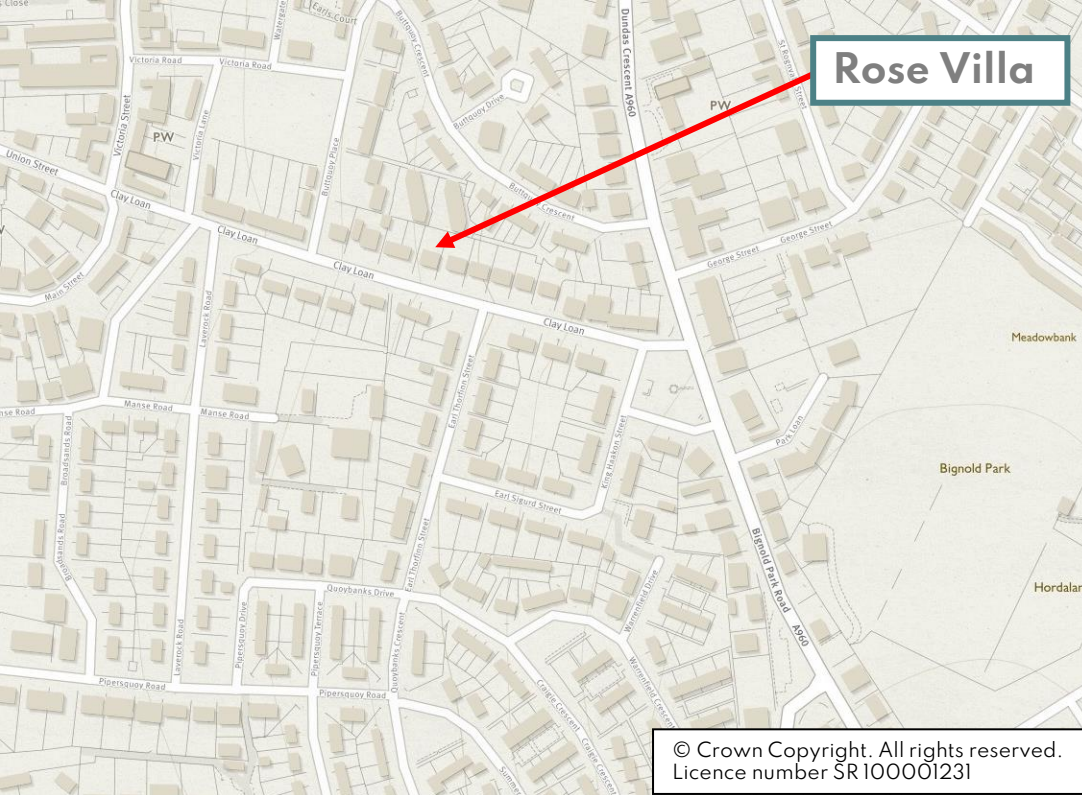
- Oil central heating.
- uPVC framed double glazed windows.
- Spacious living room with archway into kitchen.
- Dining area within kitchen together with fitted units incorporating a hob, eye-level double oven, dishwasher and plumbing for a washing machine. Space for upright fridge/freezer.
- Walk-in shower cubicle with electric shower.
- Both bedrooms have a radiator, bedroom 2 also has an alcove.
- Rear garden has a garden shed and bases for a greenhouse and cold frames.
- Original garage has uPVC framed doors and is presently used a store.

LOCATION

Rose Villa is situated within walking distance of the town centre and schools.







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 E.

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 £210,000.

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

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

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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.