



**Oakglade,**  
Easdale Loan, Kirkwall, KW15 1RU

**OFFERS OVER £285,000**









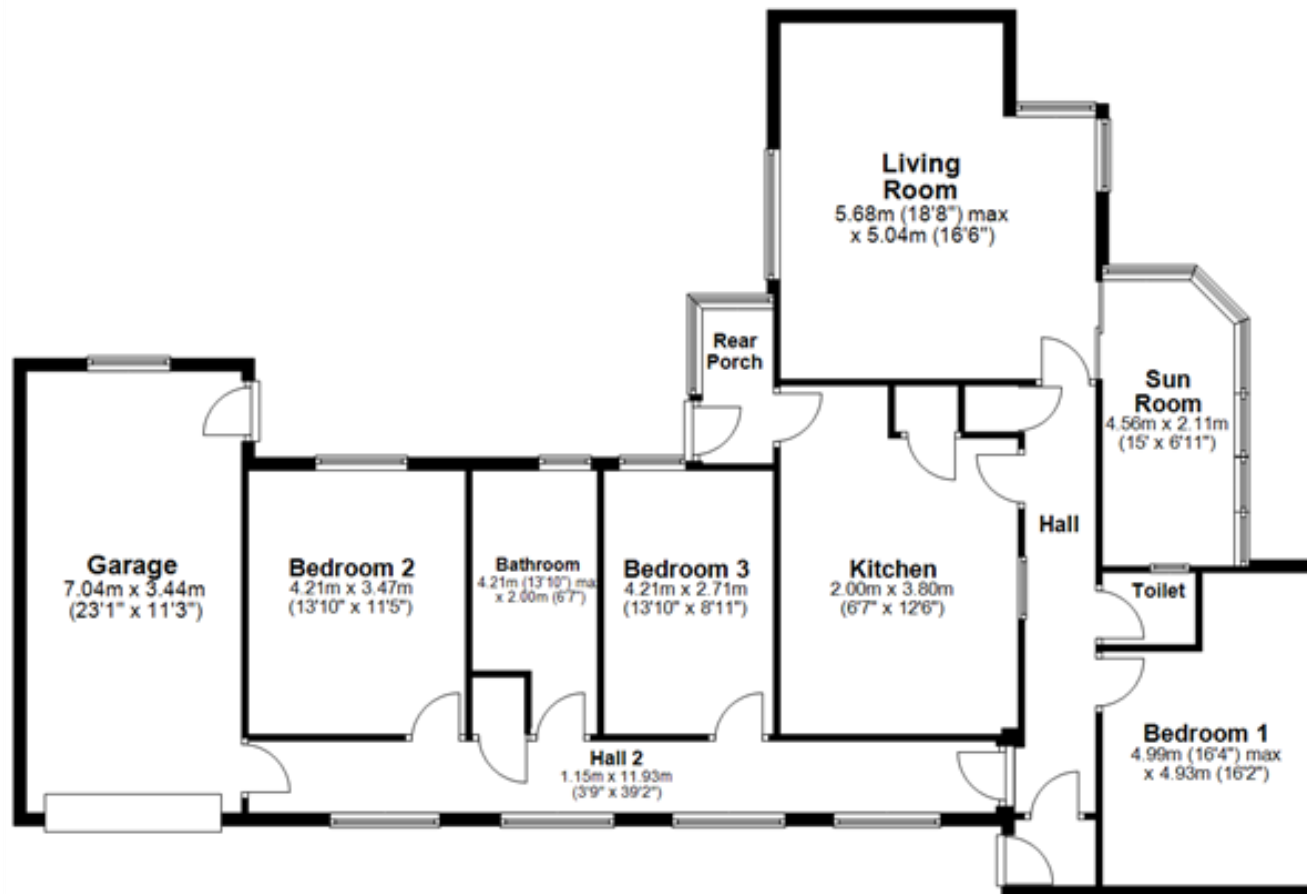
Oakglade is a spacious 3 bedroom bungalow situated in a popular residential area on the outskirts of town. The dwelling benefits from 3 double bedrooms, a large dining kitchen, bright living room and a sun room. There is an integral garage with electric up and over door. The large enclosed garden has a raised lawn, patio and stone chip drying area. There is also a large shed with power and light.

- Oil central heating.
- Wood framed double glazed windows (UPVC double glazed windows in sun room).
- Cavity wall insulation.
- Large dining kitchen.
- Spacious, bright living room with sliding doors leading to the sun room.
- 3 double bedrooms.
- Bathroom and a second toilet.
- Large enclosed garden with shed.
- Integral garage with electric up and over door.
- Driveway with parking for several cars.

## LOCATION

Oakglade is situated in a popular residential area on the outskirts of town and benefits from the town bus service which stops outside.

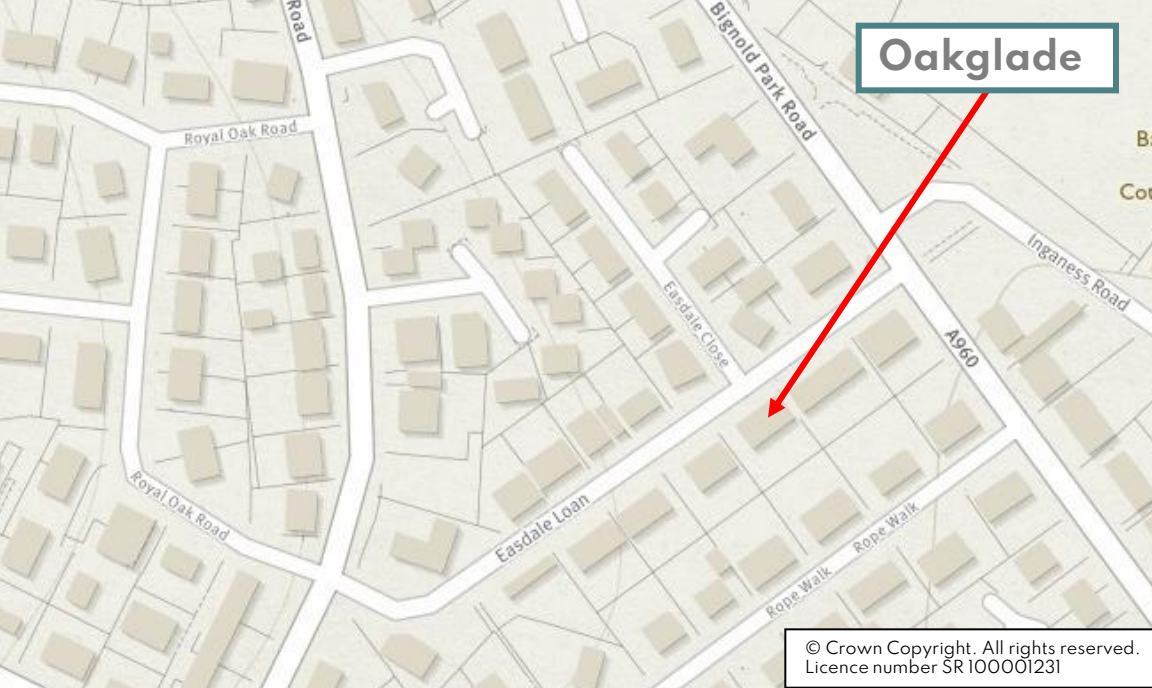












#### DMNH

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

## Oakglade

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**SERVICES** – Mains Services.

**COUNCIL TAX BAND** – Band E. 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, blinds, washing machine, tumble dryer and fridge freezer are included in the sale price. Some items of furniture may be available by separate negotiation.

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

**PRICE** – Offers Over £285,000.

**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

W: [www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

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