



**Nor Stang,**  
5 Lynn Park, Kirkwall, KW15 1SL

**OFFERS OVER £340,000**





Nor Stang is a spacious 5 bedroom detached dwelling in a popular residential area which enjoys beautiful views over the town towards the sea from its elevated position.

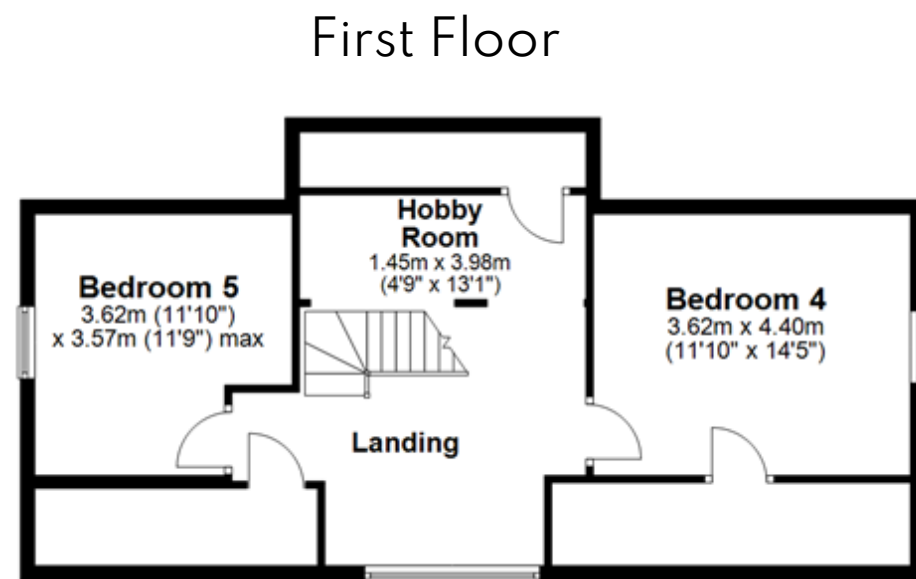
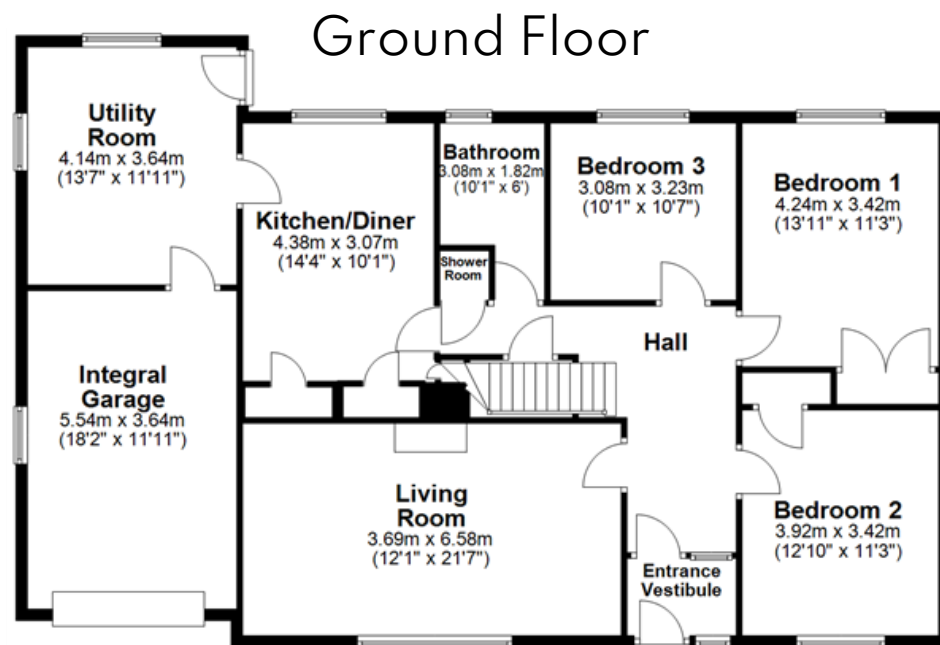
The property benefits from 5 double bedrooms, a large bright lounge, dining kitchen, bathroom and a spacious utility room which leads to the integral garage. There is a further seating area on the first floor landing.

- Oil central heating
- UPVC framed double glazed windows
- Spacious, bright living room which enjoys beautiful views over Kirkwall
- Large dining kitchen
- Utility Room
- 3 double bedrooms on the ground floor
- Bathroom
- 2 double bedrooms on first floor
- Seating area on landing with large dormer window
- Hobby room
- Integral garage with electric up and over door
- Two driveways offering parking for several cars
- Large garden area to front, side and rear of property

## LOCATION

Nor Stang is situated in a popular residential area on the outskirts of town, a short drive from local amenities.









**SERVICES** – Mains services. Telephone.

**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 and blinds are included in the sale price. Some items of furniture and white goods can be included if required.

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

**PRICE** – Offers Over £340,000.

**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.

- 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.