



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

**OFFERS OVER £250,000**





21 Gold Drive is a beautifully presented 5 bedroom, 3 storey, semi-detached dwelling in a popular residential area.

The modern, attractive home benefits from high levels of insulation and solar panels which heat the hot water. There is an enclosed garden to the rear with an open outlook and off-street parking to the side.

The property offers a living room, dining kitchen and shower room on the ground floor, 3 bedrooms and a bathroom on the first floor and a further 2 bedrooms on the second floor.

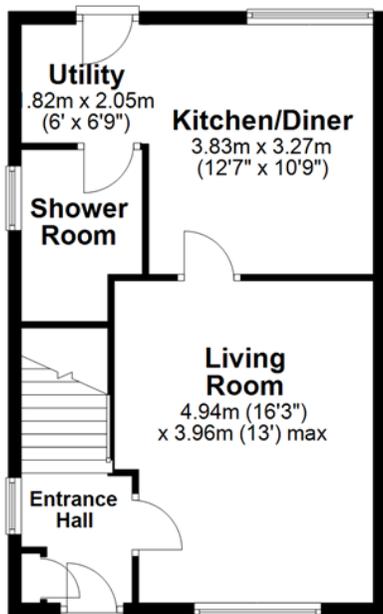
- Air to air heating
- UPVC framed double glazed windows
- Good levels of insulation and solar panels to help heat hot water
- Dining kitchen with utility area and door leading out to the enclosed rear garden
- Bathroom with bath and shower
- Shower Room
- 5 bedrooms
- Well-maintained, fully enclosed rear garden with a lovely open outlook over fields towards Muddiesdale
- Off-street parking to the side of the property

## LOCATION

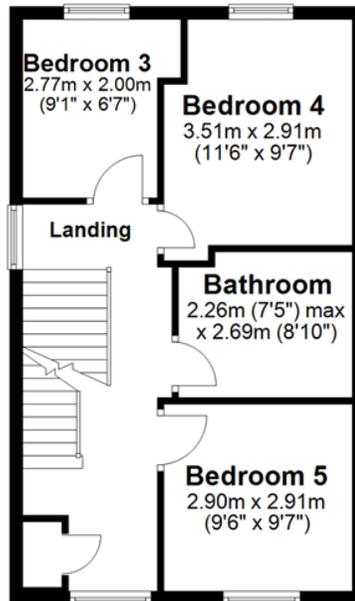
21 Gold Drive is located in a popular residential area of Kirkwall, close to supermarkets, Glaitness Primary School and the Pickaquoy Centre.



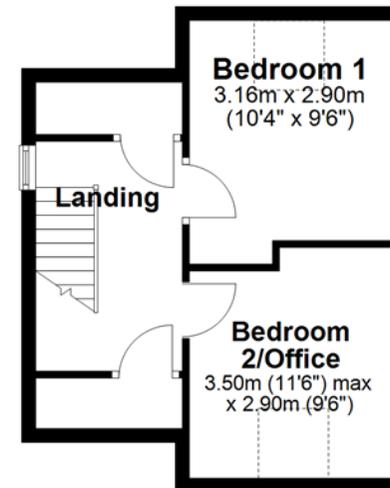




Ground Floor

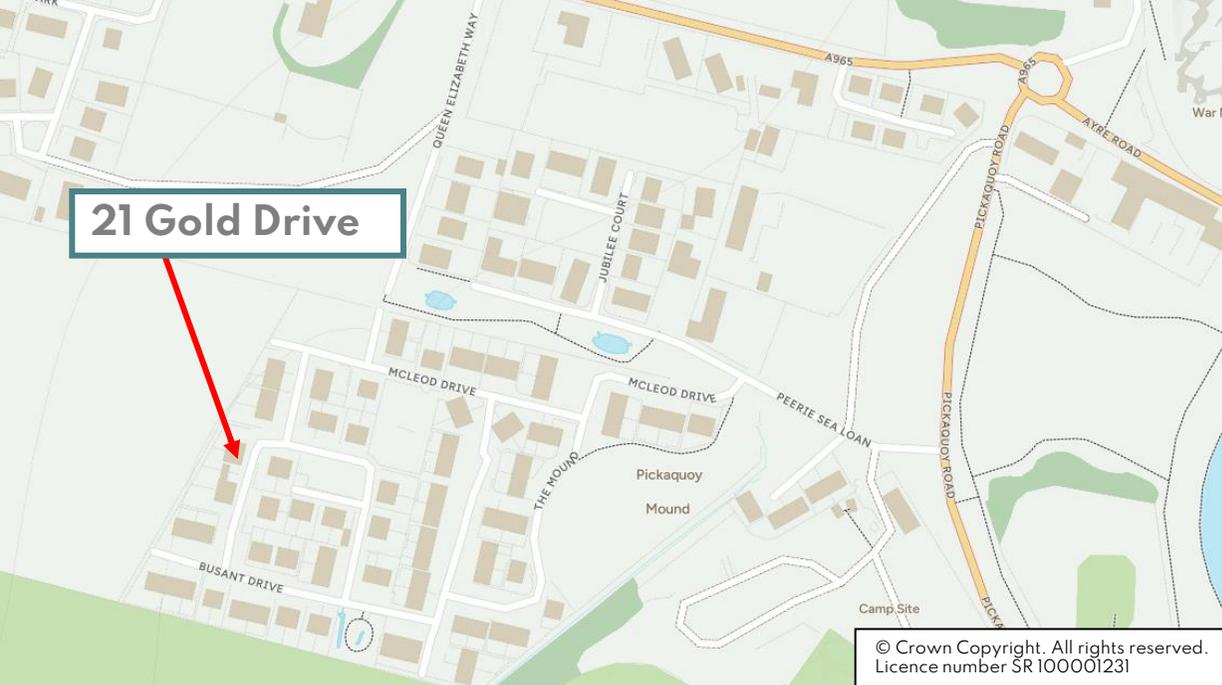


First Floor



Second Floor





**21 Gold Drive**

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**SERVICES** – Mains services.

**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.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – Floor coverings and some blinds are included in the sale price.

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

**PRICE** – Offers Over £250,000.

**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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**EJT**

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.