



7 Soulisquoy Place,
Kirkwall, KW15 1TJ

OFFERS OVER £360,000





7 Soulisquoy Place is an impressive, spacious detached dwelling located in a popular residential area of Kirkwall.

The modern property benefits from UPVC double glazed windows and oil central heating throughout. The ground floor features a spacious dining/kitchen/family room, utility room, integral garage, 3 double bedrooms and a bathroom. On the first floor there is a living room, master bedroom with ensuite and a study. The property sits on a large plot and has an enclosed rear garden, a front garden and an off-street parking area in front of the garage.

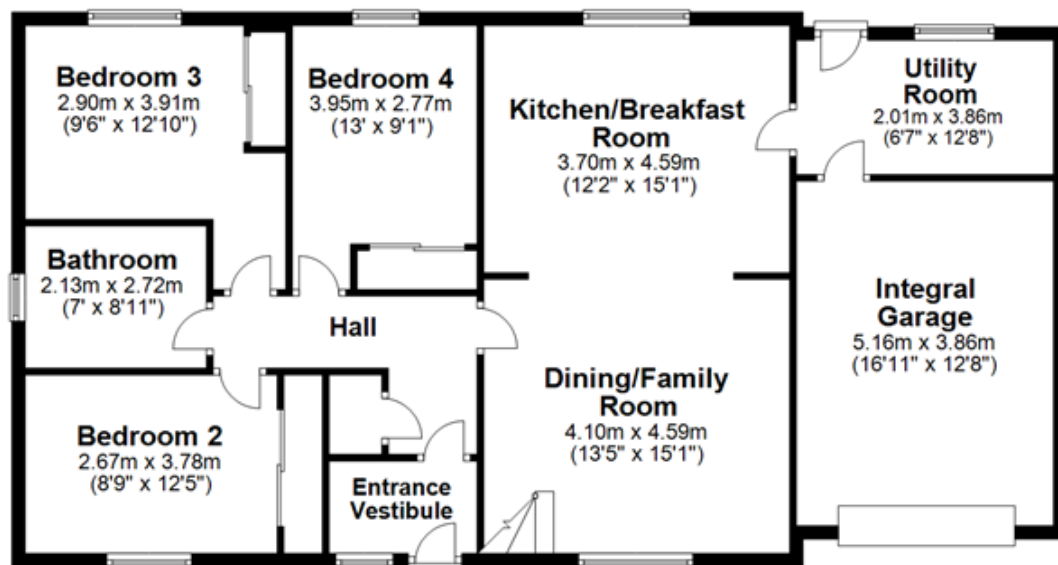
- Oil central heating
- UPVC framed double glazed windows
- 4 double bedrooms, including a master bedroom with ensuite bathroom
- All bedrooms have built-in wardrobes.
- Spacious kitchen/diner/family room
- Utility room with door to garage and external door to enclosed rear garden
- Bathroom with bath and separate shower
- Large, fully enclosed, rear garden laid to lawn
- Off-street parking to the front of the property

LOCATION

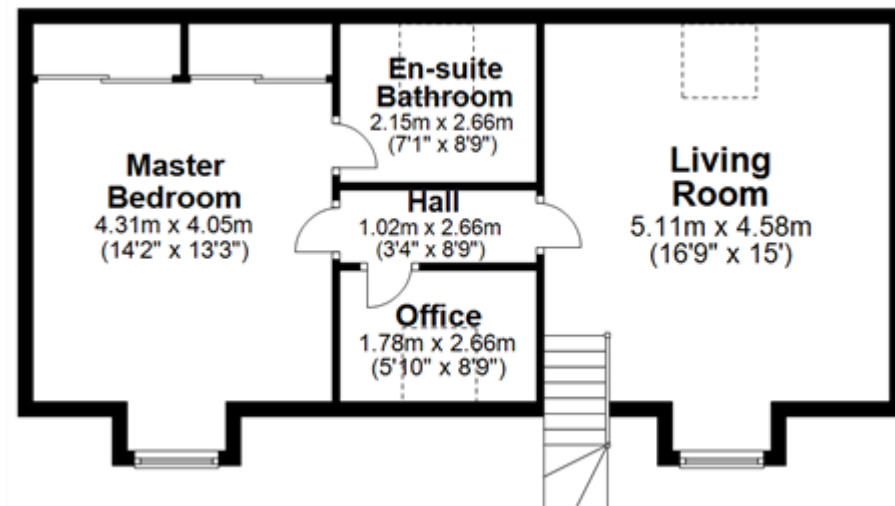
7 Soulisquoy Place is located in a popular residential area of Kirkwall, close to all its amenities.







Ground Floor



First Floor



7 Soulisquoy Place



SERVICES – Mains services.

COUNCIL TAX BAND – Band E. 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, curtains, blinds and the dog run are included in the sale price.

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

PRICE – Offers Over £360,000.

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

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EJP

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.