



**The Nook,**  
Cromwell Road, Kirkwall, KW15 1LN

**OFFERS OVER £275,000**









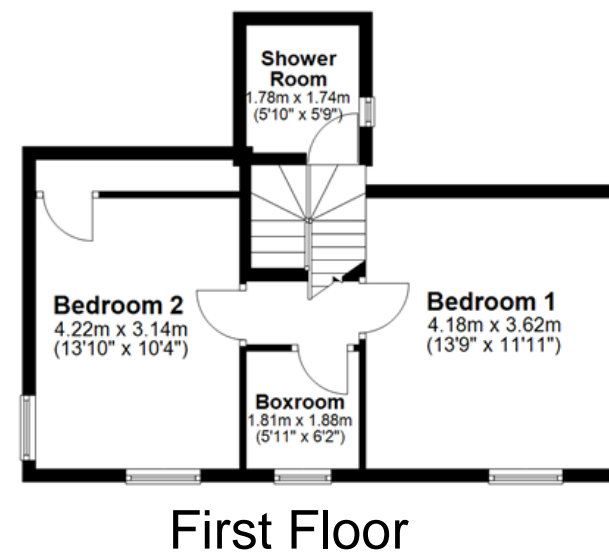
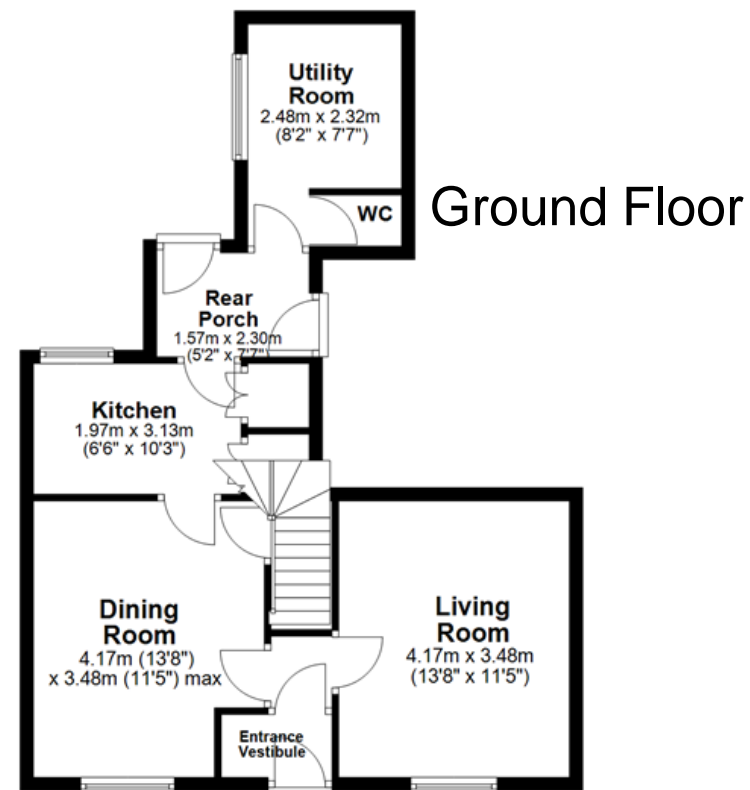
The Nook is a charming 2 bedroom detached dwelling enjoying beautiful uninterrupted views over the Kirkwall Marina. The accommodation which is over 2 floors features 2 double bedrooms, a box room and shower room upstairs, with a spacious living room and dining room on the ground floor together with a kitchen, utility room and wc. There is an enclosed well-maintained garden to the rear with a gate leading to a further rough grass area. The driveway provides off street parking and there is a large garage and store.

- Dimplex electric heaters
- UPVC framed double glazed windows
- Living room with fireplace and marina views
- Large dining room leading to the kitchen
- Fitted kitchen which leads out to the rear porch and utility room
- Two dual-aspect double bedrooms and a boxroom
- Utility room with wc
- Shower room
- Greenhouse, store and large garage
- Driveway providing off-street parking
- Enclosed, well-maintained garden with further area of land to the rear

## LOCATION

The Nook is located in a popular residential area of Kirkwall within walking distance of amenities and schools.











## The Nook



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**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Band D. 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 F.

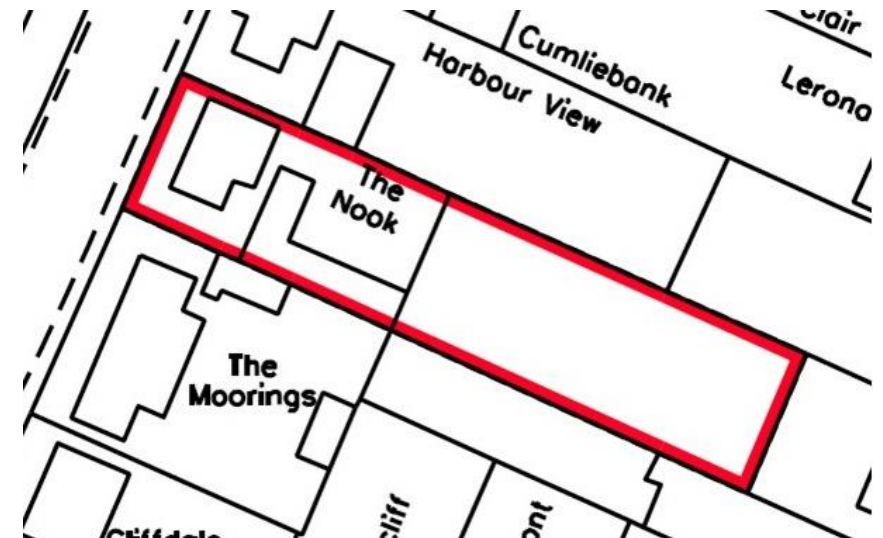
**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings and furniture are included in the sale price.

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

**PRICE** – Offers Over £275,000.

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



### ETCN

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.

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