



Briedafiord,
Inganess Place, Kirkwall, KW15 1WA

OFFERS OVER £290,000





Briedafiord is a well-presented 4 bedroom detached bungalow enjoying views of Kirkwall Bay and the north isles.

There is a spacious, dual aspect, living room and a large bright kitchen with dining area and modern fitted units incorporating integral appliances. The utility room is off the kitchen.

The stylish, modern bathroom has a bath and walk-in shower cubicle. The master bedroom has an ensuite shower room and 3 of the bedrooms have built-in wardrobes.

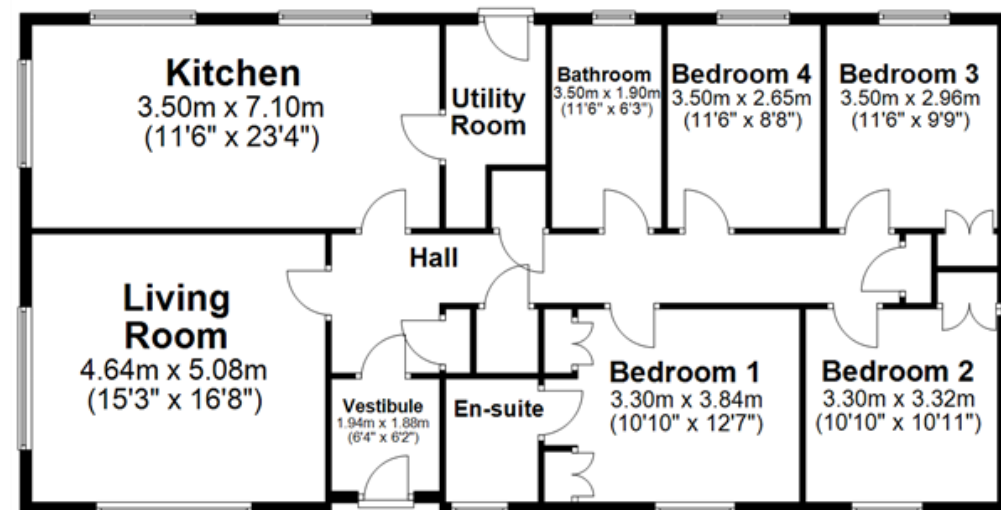
The attractive property is set in a well-maintained garden with lawns and patios. The garage has an electric door.

- Oil central heating
- uPVC framed double glazed windows
- Dual aspect living room
- Kitchen with dining area and modern fitted units incorporating, hob, extractor fan, eye level double oven and dishwasher
- Utility room with plumbing for washing machine
- Stylish bathroom with walk-in shower cubicle and bath
- Master bedroom with ensuite shower room
- Built-in wardrobes in bedroom 1,2 and 3
- Partly floored attic
- Garage with electric door
- Garden laid to lawn with bushes, shrubs and patios

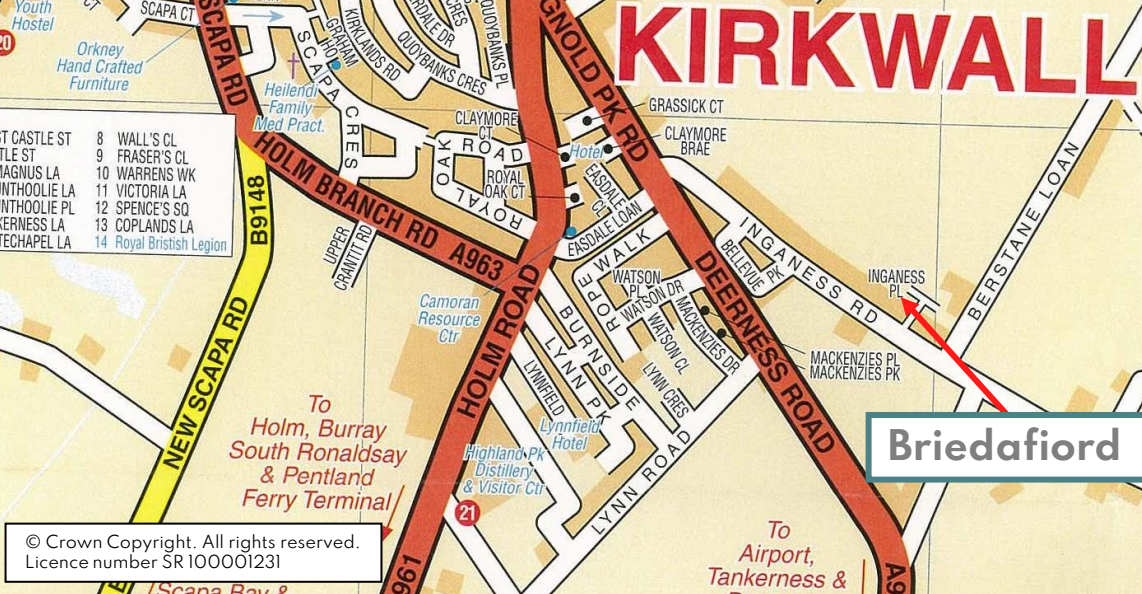
LOCATION

Briedafiord is located on the outskirts of Kirkwall a short walk from the town's amenities.









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 C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings and all the curtains, except for those in the living room, are included in the sale price. The fridge/freezer is available by separate negotiation.

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

PRICE – Offers Over £290,000.

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



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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.