



21 Scapa Crescent,
Kirkwall, KW15 1RL

OFFERS OVER £305,000





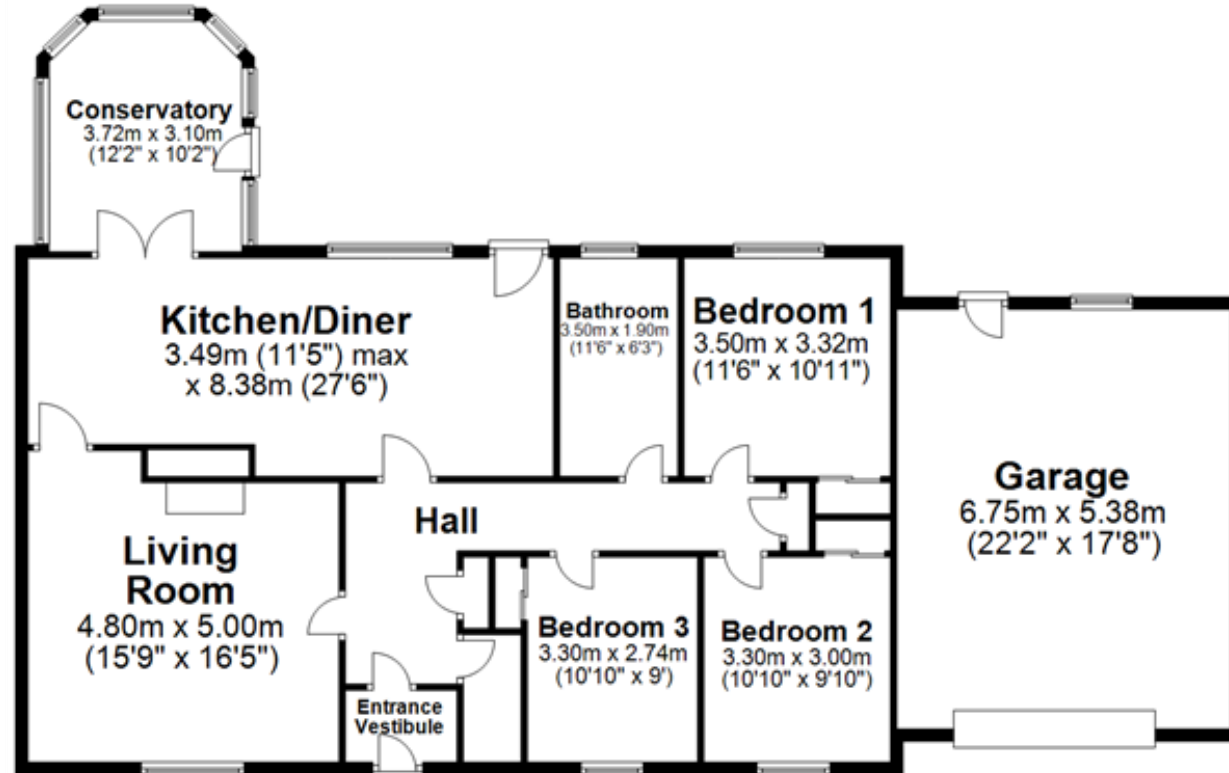
21 Scapa Crescent is a beautifully presented 3 bedroom detached bungalow with garage. The property benefits from a spacious living room with log burner which sits on a slate hearth, a large kitchen/diner with modern fitted units and integral appliances, including a utility area with plumbing for a washing machine and space for a tumble dryer. Double doors lead from the kitchen/diner to a lovely conservatory which overlooks the garden and Arcadia Park. The 3 double bedrooms all benefit from built-in wardrobes. The stylish bathroom features a bath, large walk-in shower and a built-in w.c. and wash hand basin.

- Air to water central heating
- Solar panels which generate income of approx. £1,000 a year
- UPVC framed double glazed windows
- Stylish living room with a log burner sitting on a slate hearth
- Bright and spacious kitchen/diner with modern fitted units and double doors leading through to the conservatory
- Three double bedrooms with built-in wardrobes
- Bathroom with bath and walk-in shower enclosure
- Rear garden which overlooks Arcadia Park
- Driveway which leads to garage provides off-street parking

LOCATION

21 Scapa Crescent is situated close to the Balfour Hospital and overlooks Arcadia Park. It is in walking distance of Kirkwall's many 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, curtains and blinds are included in the sale price. Some items of furniture are available by separate negotiation.

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

PRICE – Offers Over £305,000.

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.