

Flat 3, 22 Bignold Park Road, Kirkwall, KW15 1PT



OFFERS OVER £135,000

Flat 3, 22 Bignold Park Road is a well-presented one bedroom dwelling which forms part of a modern housing redevelopment within walking distance of the town centre.

The property, which has accommodation on 2 floors, stands in good decorative order and may especially appeal to a first-time buyer or property investor.

The bright open plan living room/kitchen has 3 windows, a modern fitted kitchen and a fitted utility cupboard.

The bedroom, which has a built-in wardrobe, offers views across the Bignold Park with Kirkwall Bay in the distance. The bathroom, with shower over the bath, is off the bedroom.

There are communal parking and garden areas.

- Electric air source heater in living room, panel heater in bedroom
- UPVC framed double glazed windows
- Living room with shelves and stairs to first floor
- Kitchen open-plan off living room, has modern fitted units with integral hob, oven, and cooker hood. Space for upright fridge/freezer. Fitted utility cupboard with window and plumbing for a washing machine and space for a tumble dryer
- Bedroom with 2 windows, panel heater and builtin wardrobe
- 3-piece bathroom suite with shower over bath plus heated towel rail
- Communal car parking and garden area.

LOCATION

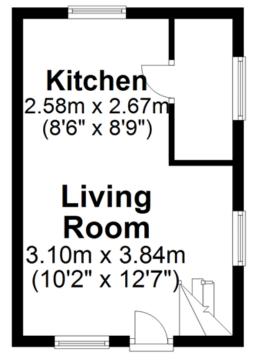
Flat 3, 22 Bignold Park Road overlooks the Bignold Park and is within walking distance of the town centre.

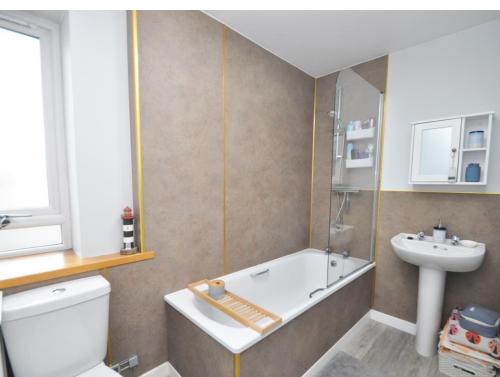




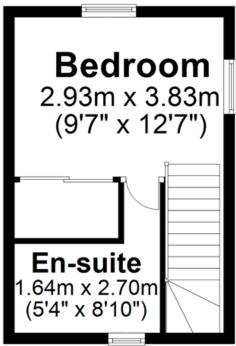


Ground Floor





First Floor







SERVICES - Mains services.

COUNCIL TAX BAND - Band B. 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 - All floor coverings are included in the sale price. The white goods and furniture may be available by separate negotiation.

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

PRICE - Offers Over £135,000

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

Lows Solicitors & Estate Agents 5 Broad Street, Kirkwall, Orkney, KW15 1DH T: 01856 873151 W: www.lowsorkney.co.uk



The following notes are of crucial importance to intending viewers and/or

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.