



11 Papdale Crescent,
Kirkwall, KW15 1JS

OFFERS OVER £295,000





11 Papdale Crescent is a spacious detached 4 bedroom bungalow in a popular residential area of Kirkwall.

The property benefits from a bright dual aspect living room, large kitchen/diner, utility room, 4 double bedrooms and 2 shower rooms.

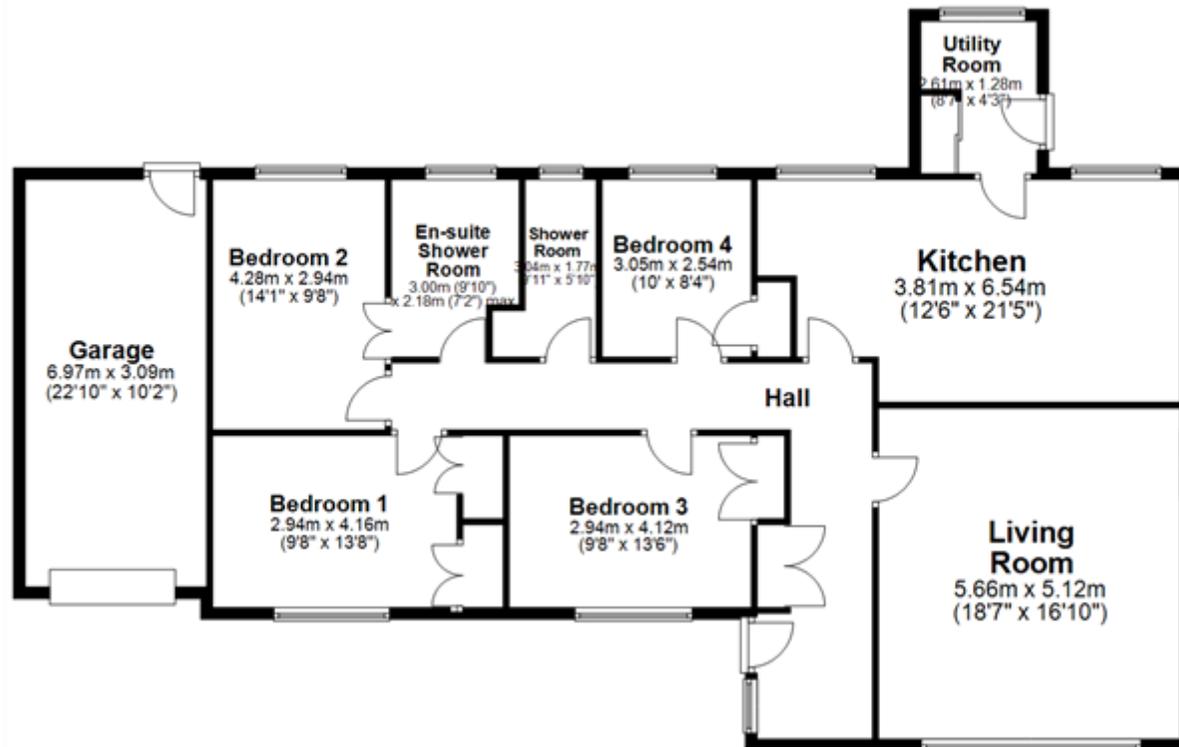
There is a driveway to the front of the property which leads to the garage and well-presented garden areas to the front and rear of the property.

- Oil central heating
- Timber framed double glazed windows
- Bright dual aspect living room
- Spacious Kitchen/diner with door leading through to the utility room
- 4 double bedrooms
- Oak flooring
- 2 shower rooms
- Garage with up and over door
- Well presented mature garden areas to the front and rear of the property
- Driveway providing off-street parking
- Popular residential area

LOCATION

11 Papdale Crescent is conveniently located on a quiet residential street a short walk from Kirkwall Grammar School and Papdale Primary School and close to the town centre and all its 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 D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains, blinds and white goods are included in the sale price.

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

PRICE – Offers Over £295,000.

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

Lows Solicitors – Estate Agents
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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.