



**Akaroa, 8 Bignold Park Road,  
Kirkwall, KW15 1PT**

**OFFERS OVER £360,000**





Akaroa is a tastefully presented 4 bedroom detached dwellinghouse. The attractive property has many original features, including picture rails and cornice, together with new multi-fuel stoves in the sitting room and living room and upgraded bathroom suites. Akaroa stands in good decorative order and there is electric heating together with many of the uPVC framed windows having triple glazing. The dining room is open plan off the living room and there is room in the spacious kitchen for a breakfast area. The ground floor accommodation also includes a shower room and bedroom 4. There are 3 bedrooms on the first floor together with the bathroom which has a shower cubicle and a new free-standing bath. The enclosed mature garden includes trees, bushes, lawn, patio and drying area together with a workshop/garden room and garage with electric door.

- Electric heating
- Velux and uPVC framed triple and double glazed windows
- New multi-fuel stoves together with picture rail and cornice in sitting and living rooms
- Dining room off living room
- Spacious kitchen with integral appliances and glazed door into garden.
- Upgraded bathroom and shower room suites
- Mature garden with workshop/garden room and garage

## LOCATION

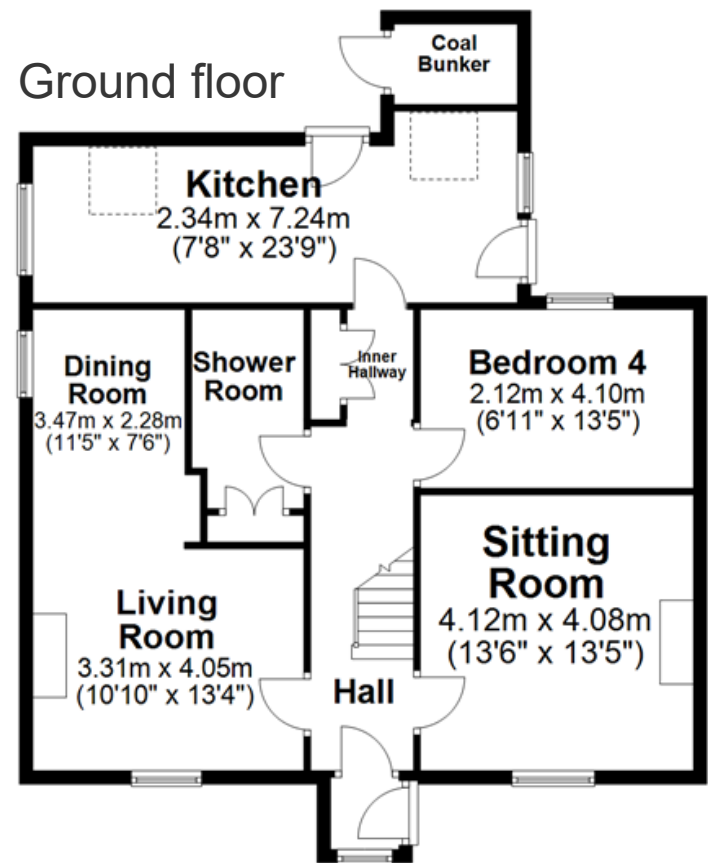
Akaroa is situated within walking distance of the town centre and schools.



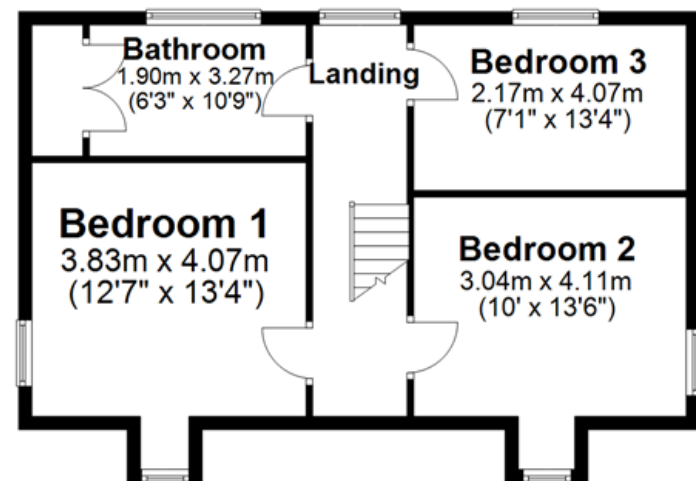




Ground floor



First Floor





**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 E.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – Floor coverings are included in the sale price

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

**PRICE** – Offers Over £360,000.

**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](http://www.lowsorkney.co.uk)

**rightmove**   
find your happy

#### 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.