



25 Scapa Crescent

 **LOW'S**

Kirkwall, KW15 1RL

 3 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

25 Scapa Crescent is situated in a popular residential area of Kirkwall, 25 Scapa Crescent is a well-presented three-bedroom semi-detached bungalow offering generous accommodation, excellent storage, and attractive outdoor space. With open views across Arcadia Park from the living room and a spacious layout throughout, this home is ideal for families, first-time buyers, or those looking to downsize to single-level living.

KEY FEATURES

- 3 generous sized bedrooms with built-in wardrobes
- Bright and spacious living room
- Views over Arcadia Park
- Storage heaters
- Large front garden space
- Stone chip driveway for 2-3 cars
- School catchment area for Papdale Primary and Kirkwall Grammar School



EXTRAS

Floor and window coverings are included in the sale price. Furniture items may be available by separate negotiation.

Offers Over £190,000

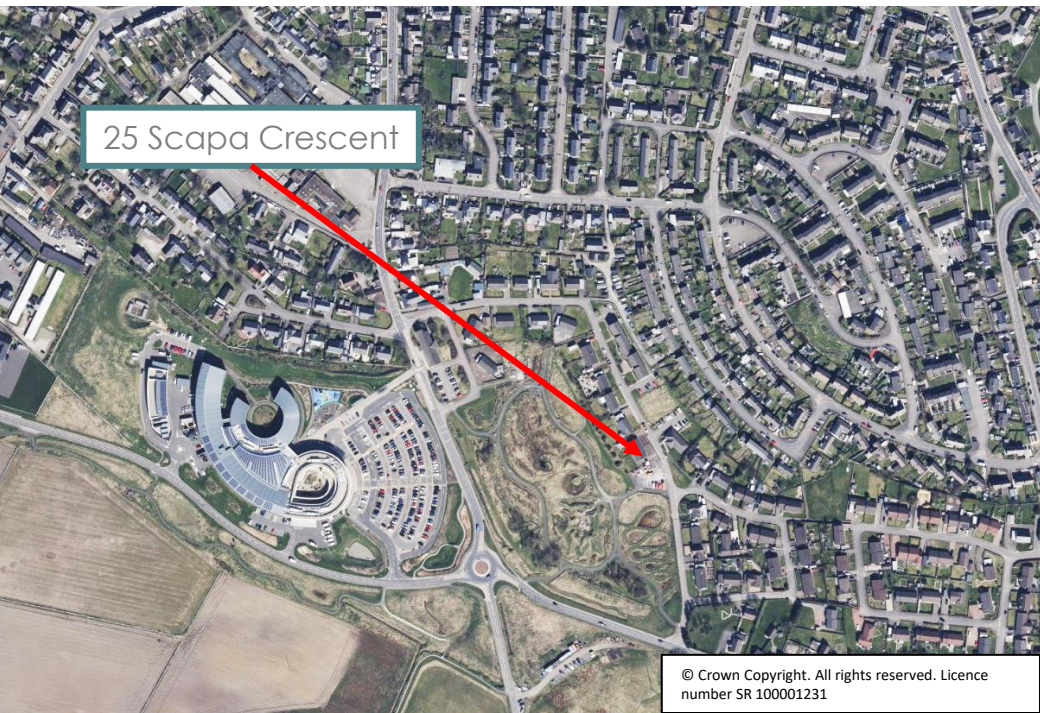
Inside, the property features a bright and welcoming living room with an electric feature fire, providing a comfortable focal point for the space. Large windows fill the room with natural light and frame pleasant outlooks over Arcadia Park.

The kitchen is well laid out with ample units and space for a small dining table and chairs, making it a practical area for everyday meals. A rear door offers easy access to the garden and parking area.

All three bedrooms are generously sized doubles, each benefiting from built-in wardrobes, ensuring excellent storage and flexibility. The shower room has been modernised with a walk-in shower, pedestal wash basin, and WC.

Externally, the property boasts a large, well-maintained front garden, mainly laid to lawn, offering an attractive outdoor space with potential for further landscaping. To the rear, the garden area is finished with low-maintenance stone chips, and there is a private driveway with space for two to three vehicles, providing convenient off-street parking.





LOCATION

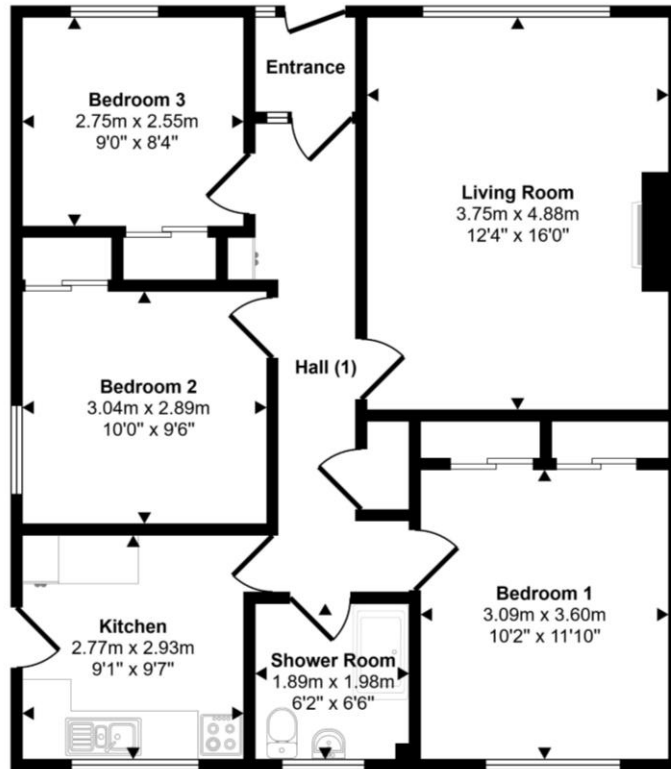
25 Scapa Crescent is located in a peaceful and well-established residential area on the outskirts of Kirkwall, offering a quiet setting while still being conveniently close to the town's amenities. The property overlooks the green open space of Arcadia Park, providing a pleasant outlook and a sense of openness rarely found so close to town.

Kirkwall town centre is only a short distance away, offering a wide range of shops, cafés, supermarkets, and local services. The property is also well positioned for access to schools, healthcare facilities, and leisure amenities, making it ideal for families and anyone seeking convenient day-to-day living.

/// What3words : ///mega.repeat.swift



Approx Gross Internal Area
75 sq m / 805 sq ft



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Viewing

For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 80Mbps Mobile Network – Vodafone, EE, O2	Band C	Band E	Flexible

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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.