



# 14 Hatston Park

 **LOWS**

St Ola, KW15 1UB

 3 Bed

 1 Bath

 2-3 Public



## TAKE A LOOK INSIDE

14 Hatston Park is a spacious 3 bedroom bungalow with garage. Located just outside of Kirkwall on a small, private residential development the dwelling benefits from a living room, sun room, modern fitted kitchen, 3 bedrooms, shower room, separate WC and a third public room currently used as an office.

## KEY FEATURES

- 3 bedrooms with built-in wardrobes
- Spacious living room
- Bright, modern sun room with sea views and direct access to the rear garden
- Modern fitted kitchen with island unit
- Shower room with large shower enclosure
- Separate WC
- Third public room currently used as a study
- Gardens to front and rear
- Garage with electric up and over door
- Glaitness Primary School and Kirkwall Grammar School catchment area

Offers Over £320,000

14 Hatston Park is an attractive three-bedroom bungalow offering spacious and well-appointed accommodation, complemented by a garage and gardens to the front and rear. Internally, all three bedrooms benefit from built-in wardrobes, while the living room provides an ideal space for relaxation. The modern fitted kitchen is thoughtfully designed and features a Rangemaster cooker with gas hob and electric oven (included in the sale), a central island with pop-up power sockets, and a sink with a Quooker tap. A standout feature is the contemporary sun lounge, complete with remote-controlled Velux windows, enjoying lovely sea views and offering direct access to the rear garden—perfect for indoor-outdoor living. A versatile third public room is currently utilised as a home office, providing flexibility to suit a range of needs. The accommodation is further enhanced by a stylish modern shower room and a separate WC, making this an exceptional home in a highly desirable location.

**EXTRAS**

Floor coverings, blinds and the Rangemaster cooker are included in the sale price.





### LOCATION

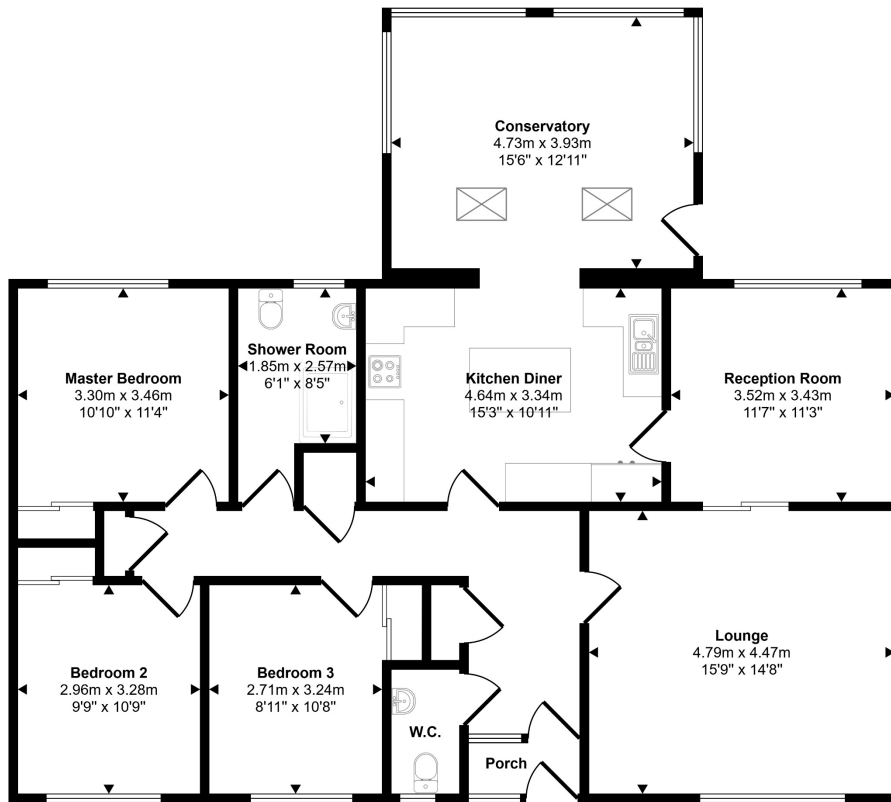
Hatston Park is located in St Ola, a short drive from Kirkwall town centre.



What3words : [///twinkling.brands.assures](https://www.what3words.com/:///twinkling.brands.assures)



Approx Gross Internal Area  
131 sq m / 1414 sq ft



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Viewing

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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 – 28 Mbps Mobile Network – EE, O2, Three, Vodafone	Band D	Band D	Flexible

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2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.