



31 Quoybanks Crescent

 **LOWS**

Kirkwall, KW15 1EW

 2 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

31 Quoybanks Crescent is a 2 bedroom semi-detached dwelling in a popular residential area of Kirkwall.

The property benefits from 2 double bedrooms, a dual-aspect living room with multifuel stove, a modern fitted kitchen and a shower room with shower over the bath. Outside there are enclosed front and rear gardens and a garden shed.

KEY FEATURES

- Oil central heating (radiators)
- Wood framed double glazed windows
- 2 double bedrooms
- Dual aspect living room with multifuel stove
- Newly installed modern fitted kitchen
- Bathroom with shower over the bath
- Neutral decor
- Enclosed front and rear gardens with a garden shed
- Papdale Primary and Kirkwall Grammar School catchment area

Offers Over £160,000

31 Quoybanks Crescent is a well-presented two-bedroom semi-detached dwelling situated in a popular residential area of Kirkwall. The accommodation is bright and comfortable throughout with neutral décor. The ground floor features a welcoming dual-aspect living room complete with a multifuel stove set in a tiled fireplace, as well as a recently installed modern fitted kitchen with a rear door leading out to the garden. Upstairs, the property offers two double bedrooms, both with built-in storage, and a bathroom with a shower over the bath. Outside, there are enclosed gardens to both the front and rear, providing private outdoor space, along with a useful garden shed. This attractive home would make an ideal first-time purchase or comfortable home in a convenient location.

EXTRAS

Floor coverings, blinds, washing machine, tumble dryer and dishwasher are included in the sale price. Some additional items may be available by separate negotiation.





31 Quoybanks Crescent

LOCATION

31 Quoybanks Crescent is situated in a quiet and well-established residential area of Kirkwall. The property enjoys a convenient location within walking distance of the town centre, offering easy access to local amenities including supermarkets, schools, healthcare facilities, and public transport links.

/// What3words : ///prouder.accompany.punks



Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors — all under one roof.

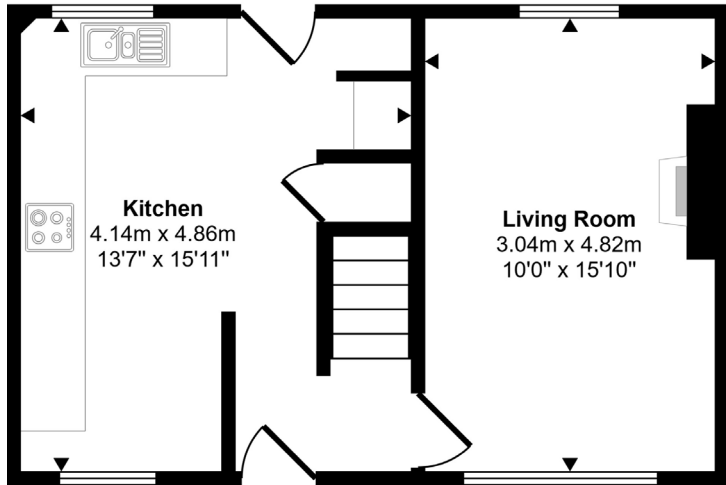


Viewing

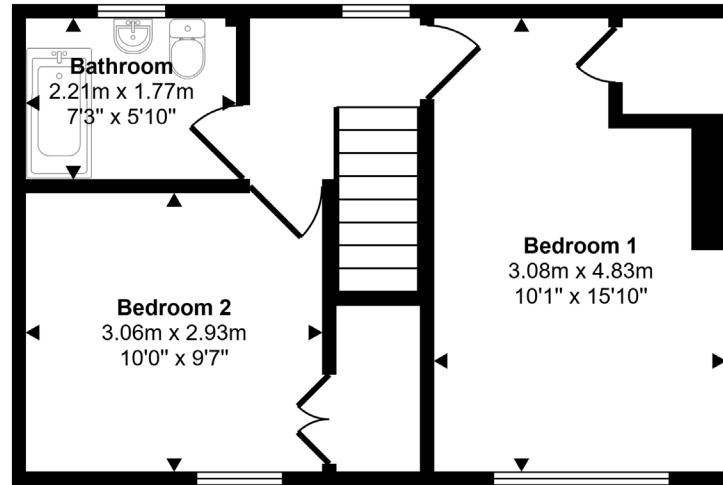
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



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



Ground Floor
Approx 35 sq m / 381 sq ft



First Floor
Approx 35 sq m / 381 sq ft

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