



# 41 Scapa Crescent

Kirkwall, KW15 1RL

 **LOWS**

 2 Bed

 1 Bath

 1 Public



### TAKE A LOOK INSIDE

41 Scapa Crescent is a well-presented 2 bedroom semi-detached dwelling in a popular residential area of Kirkwall. The property benefits from a bright and spacious living room, fully fitted kitchen and a shower room. Outside there is a private driveway providing off-street parking, and a garden to the front and rear with a garden shed.

### KEY FEATURES

- Air source heating
- Wood framed double glazed windows
- 2 bedrooms
- Bright, spacious living room
- Fully fitted kitchen
- Shower room
- Rear garden laid to lawn with a garden shed
- Low maintenance front garden and private driveway
- Papdale Primary School and Kirkwall Grammar School catchment areas

Offers Over £180,000

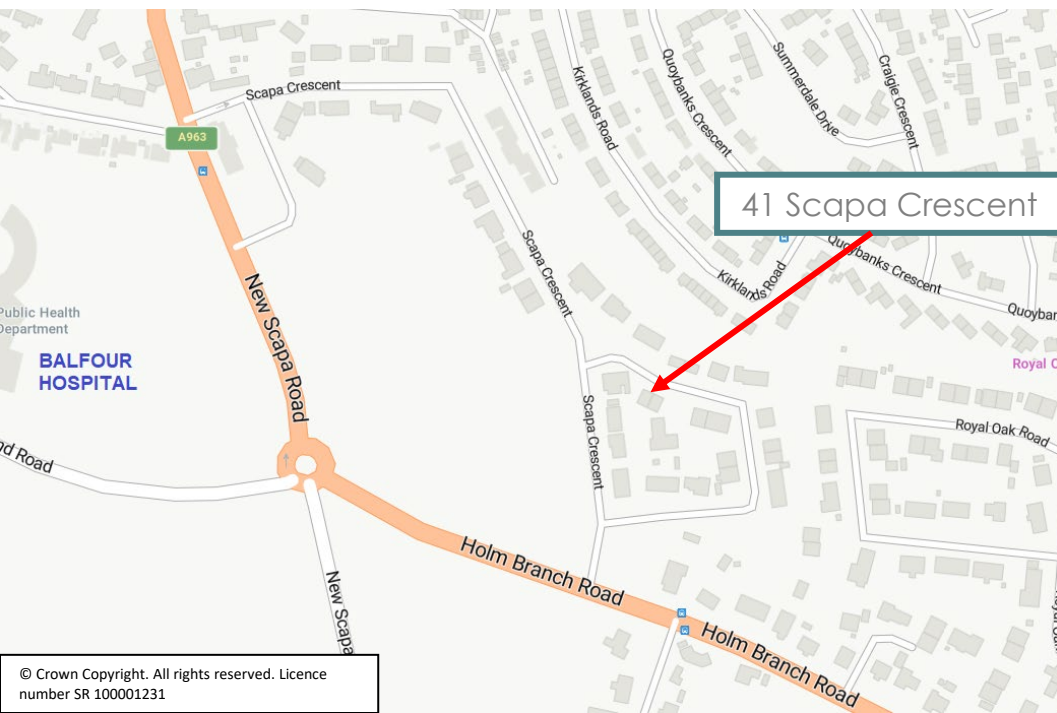
41 Scapa Crescent, Kirkwall, is a well-presented two-bedroom semi-detached bungalow situated in a popular residential area. The property offers a bright and spacious living room, a fully fitted kitchen, and a modern shower room, providing comfortable and practical accommodation throughout. The kitchen is equipped with an integrated electric oven, hob and extractor, along with a washing machine and an upright fridge freezer. Recent upgrades include the installation of air source heating two years ago, a new hot water tank fitted in 2025, and upgraded interior doors and floor coverings throughout, enhancing both efficiency and overall finish.

Externally, the property benefits from a private driveway offering convenient off-street parking. The front garden is laid to low-maintenance chips, while the rear and side gardens are laid to lawn and include a garden shed, creating an ideal outdoor space for relaxation or gardening.

#### EXTRAS

Floor coverings, window coverings, washing machine, fridge freezer and garden shed are all included in the sale price.





## LOCATION

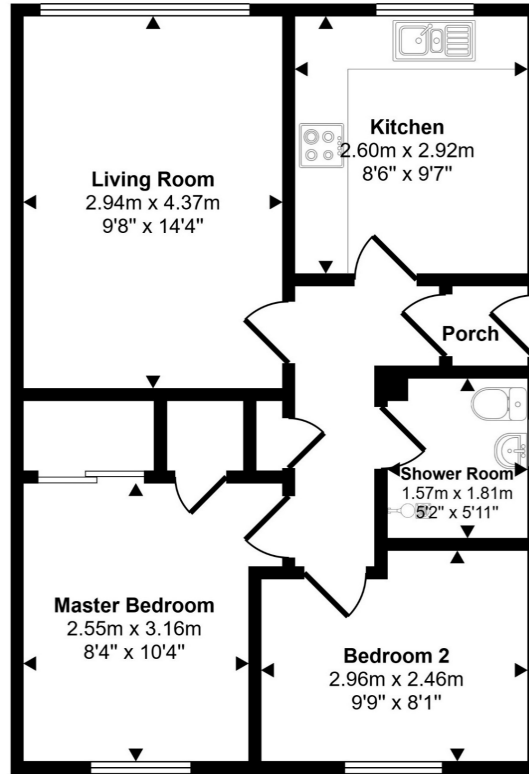
41 Scapa Crescent is located in a peaceful and well-established residential area on the outskirts of Kirkwall, offering a quiet setting while still being conveniently close to the town's amenities.

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 the Balfour hospital, schools, and leisure amenities.

/// What3words : ///coarser.bidder.allies



Approx Gross Internal Area  
49 sq m / 524 sq ft



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



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Viewing

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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.