



# Strathisla,

 **LOWS**

2 Papdale Place, Kirkwall, KW15 1JU

 3 Bed

 2 Bath

 2 Public



## TAKE A LOOK INSIDE

2 Papdale Place is a spacious 3 bedroom bungalow with generous living space including a kitchen/diner, living room and conservatory. There is a family bathroom with shower over the bath and an ensuite shower room. The dwelling also benefits from a utility room and a garage.

## KEY FEATURES

- Oil central heating (radiators)
- UPVC double glazed windows
- 3 bedrooms, one of which is ensuite
- Spacious living room with feature fireplace
- Bright conservatory
- Kitchen with dining area
- Separate utility room
- Family bathroom
- Front and rear gardens, garage and driveway
- Papdale Primary School and Kirkwall Grammar School catchment area



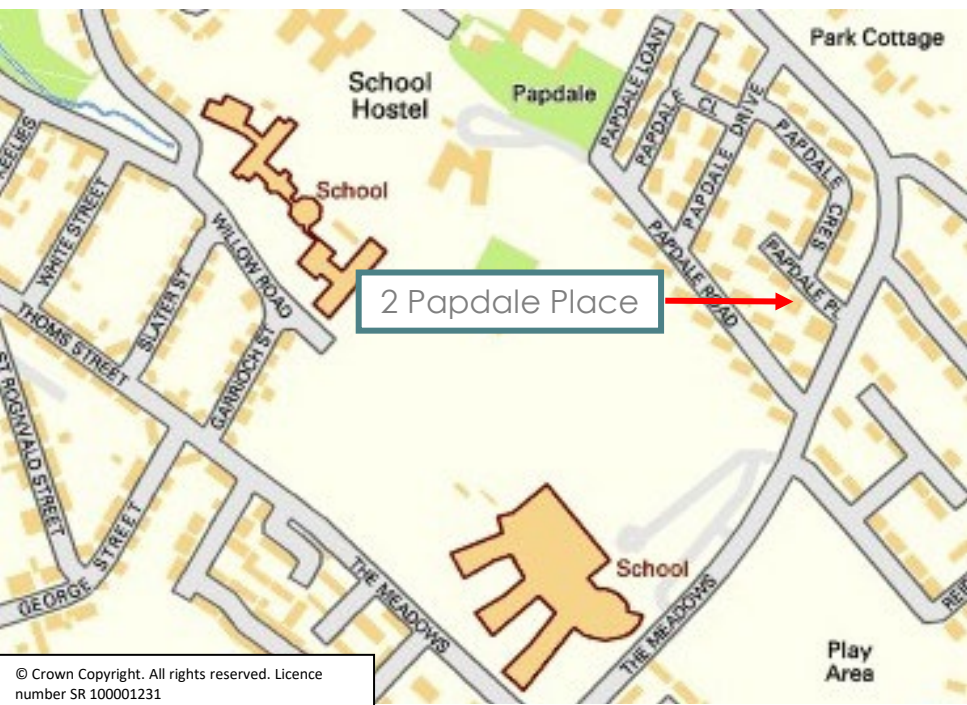
Offers Over £285,000

Situated in a sought-after residential area, 2 Papdale Place in Kirkwall is a spacious and well-presented three-bedroom bungalow offering comfortable and versatile living throughout. The accommodation includes a generous living room featuring an attractive focal fireplace, which flows seamlessly into a bright and welcoming conservatory—perfect for relaxing or entertaining. The well-appointed kitchen incorporates a dining area, complemented by a separate utility room for added convenience. Of the three bedrooms, one benefits from an en-suite shower room, while a family bathroom with shower over the bath serves the remaining accommodation. Externally, the property enjoys a low-maintenance front garden laid to chips and paving, alongside a rear garden with lawn, a separate drying area, and a private driveway leading to a garage. Properties in this desirable location are rarely available, making this an excellent opportunity for a wide range of buyers.

#### EXTRAS

Floor coverings, blinds, curtains and white goods are included in the sale price. Furniture may be available by separate negotiation.





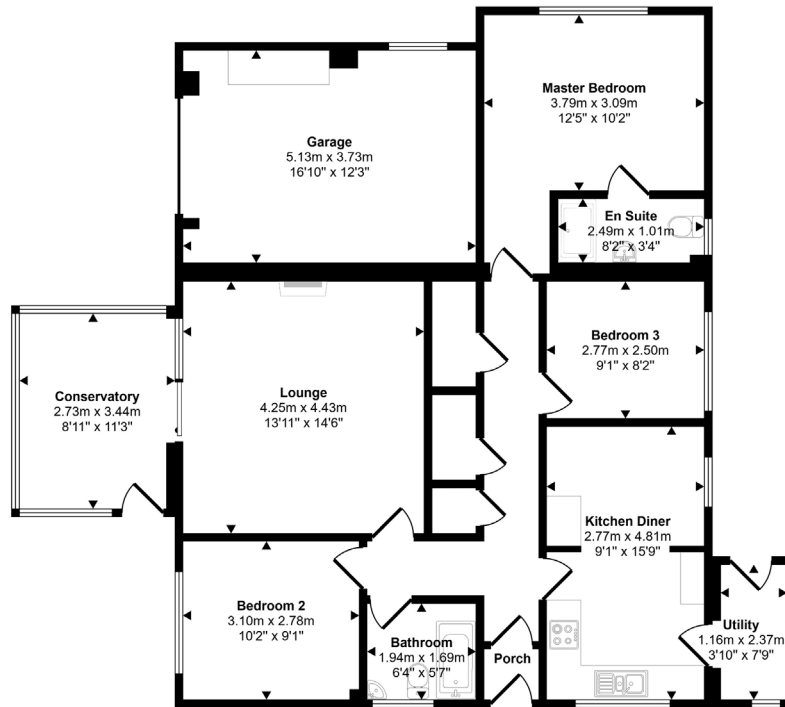
LOCATION

Strathisla is conveniently located on a quiet residential street a short walk from Kirkwall Grammar School and Papdale Primary School and close to the town centre and all its amenities.

/// What3words : ///helper.indirect.excavated



Approx Gross Internal Area  
120 sq m / 1294 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 – 56 Mbps Mobile Network – O2, 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.