



17 Earl Thorfinn Street,

 **LOWS**

Kirkwall, KW15 1QF

 2 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Situated in a popular residential area of Kirkwall, 17 Earl Thorfinn Street is a well-presented two-bedroom semi-detached bungalow enjoying an elevated position with beautiful views to the rear. Offering comfortable accommodation, generous outdoor space and a highly convenient central location, this attractive property is sure to appeal to a range of buyers and early viewing is highly recommended.

KEY FEATURES

- A mixture of wood framed and UPVC double glazed windows
- Oil central heating (radiators)
- 2 double bedrooms
- Spacious living room
- Fitted kitchen with door leading out to the enclosed rear garden
- Modern bathroom with shower over the bath
- Large garden with garden shed and beautiful views
- Papdale Primary School and Kirkwall Grammar School catchment area

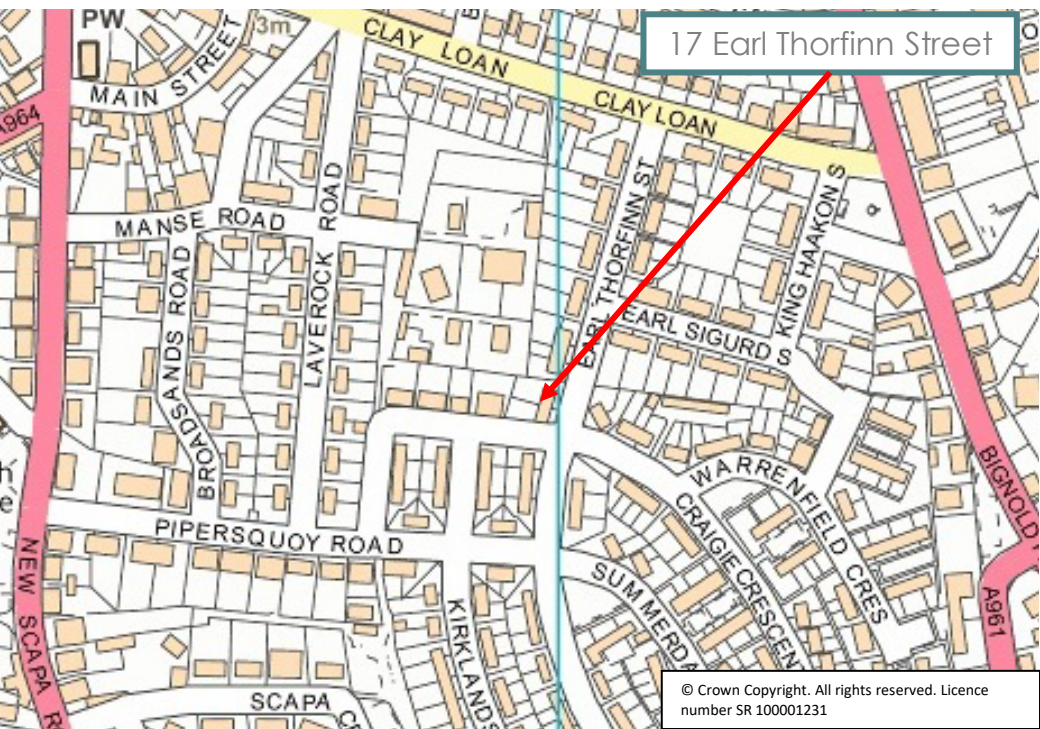
Offers Over £190,000

The accommodation comprises a spacious and welcoming living room leading through to the fitted kitchen, which benefits from an external door providing direct access to the large enclosed rear garden. There are two double bedrooms together with a modern bathroom complete with an electric shower over the bath and a heated towel rail. Externally, the property enjoys excellent outdoor space with gardens extending to the rear, side and front, creating a lovely setting to relax and enjoy the surrounding outlook. The enclosed rear garden has a garden shed, while the elevated position allows for attractive views beyond. Located within a sought-after residential area close to local amenities and the town centre, this appealing bungalow offers an excellent opportunity for those seeking comfortable living in a convenient location.

EXTRAS

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





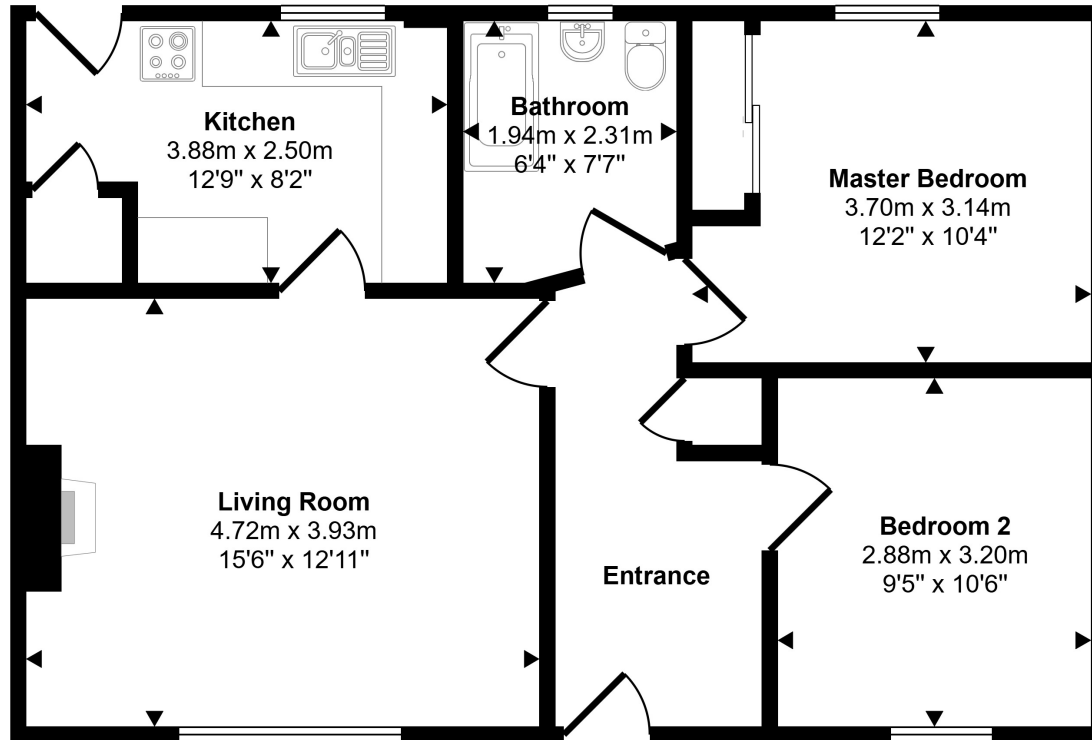
LOCATION

17 Earl Thorfinn Street is located in a well-established residential area of Kirkwall. The neighbourhood offers a peaceful environment while still benefiting from excellent access to key local amenities such as supermarkets, independent shops, cafés, and essential services.

/// What3words : ///develops.card.ratio



Approx Gross Internal Area
64 sq m / 690 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 – 32Mbps Mobile Network – O2, Three, Vodafone	Band B	Band D	Flexible

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

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.