



Innischonnell



Carness Road, St Ola, KW15 1UE

 3 Bed

 2 Bath

 2 Public



TAKE A LOOK INSIDE

Situated in a desirable location on the outskirts of Kirkwall, Innischonnel is an attractive and spacious three-bedroom detached bungalow offering stunning views over Kirkwall Bay and surrounding countryside

KEY FEATURES

- Spacious 3 bedroom bungalow
- Master bedroom with en-suite
- Open plan living room, kitchen, dining area and sun room
- Integrated kitchen appliances
- Oil central heating
- uPVC double glazed windows
- Integral garage, with electric up and over door
- School catchment area for Papdale Primary School and Kirkwall Grammar School



EXTRAS

All window and floor coverings and garden shed are included in the sale price. Some additional items may be available by separate negotiation.

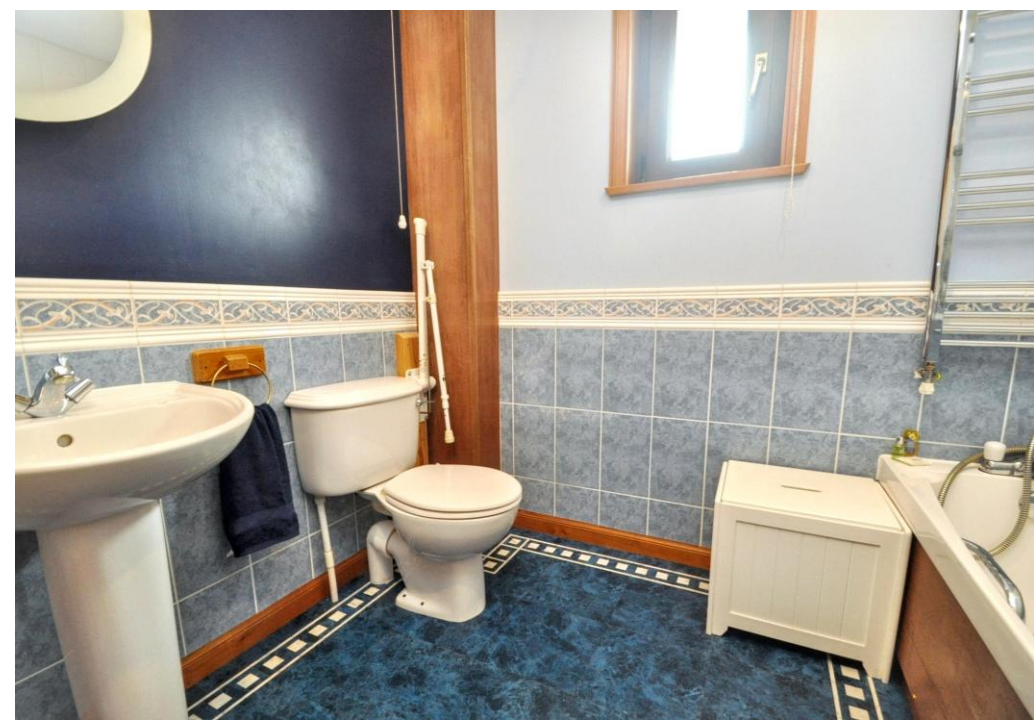
Offers Over £315,000

The property is well-presented throughout and benefits from a generous open-plan living arrangement, combining the lounge, kitchen and dining area to create a bright and sociable space. Large windows and patio doors allow for an abundance of natural light, while the adjoining sun room provides a peaceful setting to relax and fully appreciate the exceptional coastal outlook.

The accommodation comprises three well-proportioned bedrooms, all with built-in wardrobes. The master bedroom further benefits from a contemporary wet-room style ensuite, while the family bathroom is fitted with a three-piece suite including a shower over the bath.

Additional accommodation includes a separate office, ideal for home working, and an integral garage offering useful storage and convenience.

Externally, the property enjoys well-maintained garden grounds, laid mainly to lawn, with a patio area perfect for outdoor seating. There is a driveway providing off-street parking and access to the garage. A garden shed adds further outdoor storage.





 **LOWS**



LOCATION

Innischannel enjoys an enviable position on Carness Road, just a short distance from Kirkwall town centre. The property benefits from a peaceful semi-rural setting while remaining conveniently close to a wide range of local amenities, including shops, schools, healthcare facilities and leisure services.

The property particularly benefits from its elevated outlook towards Kirkwall Bay, offering ever-changing sea views and a sense of space and tranquillity. Despite its scenic setting, the location remains well-connected, with easy access to main routes and transport links across Mainland Orkney.

 What3words : [///repayment.stores.diggers](https://www.what3words.com/repayment.stores.diggers)



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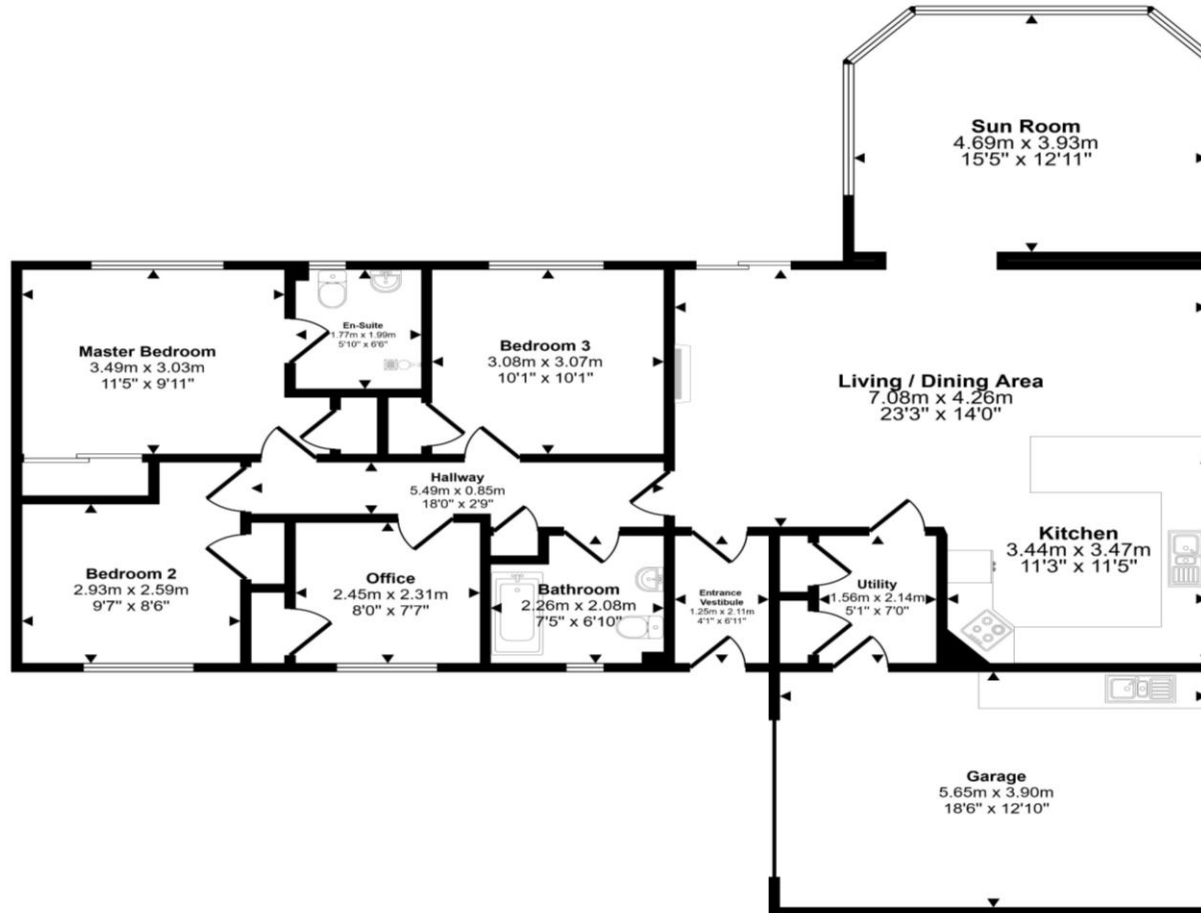


Viewing

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 Private Septic Tank Broadband Speed – 45Mbps Mobile Network – Vodafone, EE, O2	Band E	Band D	Flexible