



Ardoe,

 **LOWS**

Manse Road, Kirkwall, KW15 1BS

 3 Bed

 1 Bath

 1 Public



## TAKE A LOOK INSIDE

Tucked away in a secluded corner of central Kirkwall, this charming three-bedroom bungalow offers a rare opportunity to enjoy peace, privacy and beautiful elevated views, all within easy reach of the town centre. Occupying a generous plot that once formed part of the original Manse garden and tennis court, the property enjoys a wonderfully tranquil setting with mature gardens surrounding the home on three sides. With spacious accommodation, a garage, greenhouse and ample parking, this is a unique home where early viewing is highly recommended.

## KEY FEATURES

- UPVC double glazing
- Electric storage heaters
- 3 double bedrooms
- Bright and spacious living room
- Dining area
- Fitted kitchen
- Shower room
- Garage with electric up and over door
- Large garden with greenhouse
- Beautiful private location within the centre of Kirkwall
- Papdale Primary School and Kirkwall Grammar School catchment area

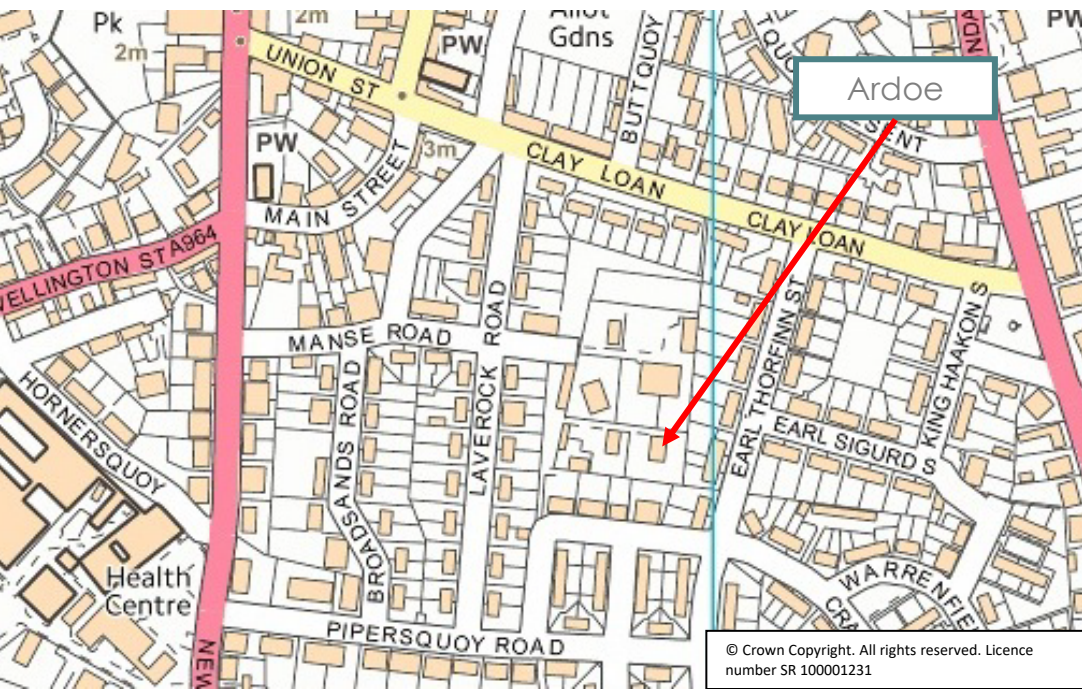
Offers Over £310,000

The bright and spacious living room forms the heart of the home, with a feature fireplace and flowing naturally into the dining area, where a large window frames the lovely view across the garden. A doorway leads through to the fitted kitchen, which is filled with natural light from a further large window overlooking the private rear garden. The accommodation includes three well-proportioned double bedrooms together with a shower room, offering comfortable and versatile living throughout. Externally, the extensive garden grounds create a peaceful oasis in the centre of town, with lawns, mature planting and excellent outdoor space to enjoy from the property's elevated position. A stone chip driveway provides parking for several vehicles and leads to the garage with electric up-and-over door, while the greenhouse will particularly appeal to keen gardeners.

#### EXTRAS

Floor and window coverings and white goods are included in the sale price.





## LOCATION

Ardoe is located at the top of Manse Road in Kirkwall, in walking distance of the town centre and the Balfour hospital. Tucked away in a quiet location but close to all of Kirkwall's amenities.

/// What3words : ///slap.swinging.squaring



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.

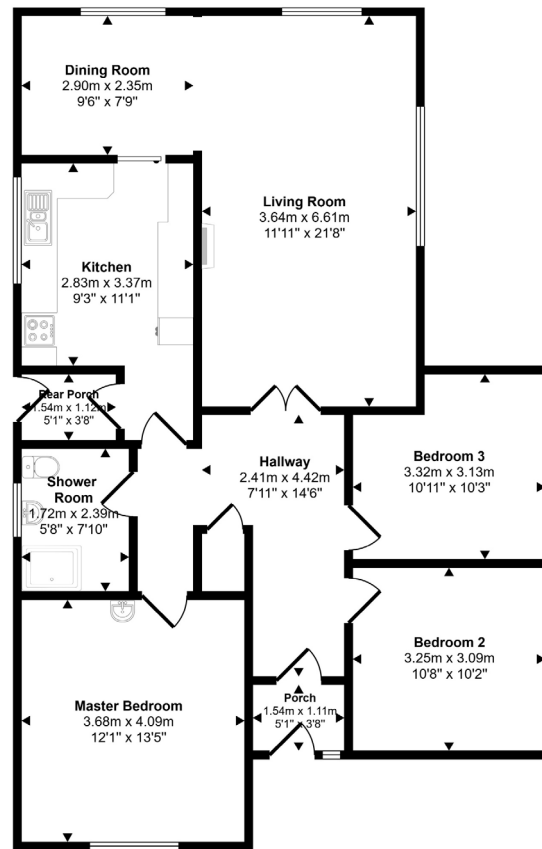


Viewing

For an appointment to view please contact Lows on 01856 873151 or [enquiries@lowsorkney.co.uk](mailto:enquiries@lowsorkney.co.uk)



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



Ground Floor  
Approx 102 sq m / 1100 sq ft

| Services   | Council Tax / Rating | EPC Rating | Date of Entry |
|--|----------------------|------------|---------------|
| Mains Water<br>Mains Electricity<br>Mains drainage<br>Broadband Speed – 50Mbps<br>Mobile Network – O2, Three, Vodafone | Band D               | Band F     | Flexible      |