



6 Palace Gardens,



Kirkwall, KW15 1PB

 4 Bed

 2 Bath

 2 Public





TAKE A LOOK INSIDE

Tucked away in a private and secluded setting in the very heart of Kirkwall, 6 Palace Gardens is a rare and highly desirable family home offering an exceptional combination of tranquillity, space and convenience. Just a stone's throw from St Magnus Cathedral and the town's amenities, this charming four-bedroom property enjoys generous garden grounds, private parking and a unique sense of seclusion seldom found in such a central location.

KEY FEATURES

- Mixture of wood-framed double and single glazing
- Air source heating
- 4 bedrooms
- Bright and spacious dual-aspect kitchen/diner
- Sun porch and cosy living room with log burner, which overlooks the garden
- Bathroom and shower room
- Utility room located in outbuilding
- Large garden in a central but very secluded and peaceful location
- Private parking for several vehicles
- Papdale Primary school and Kirkwall Grammar School catchment area

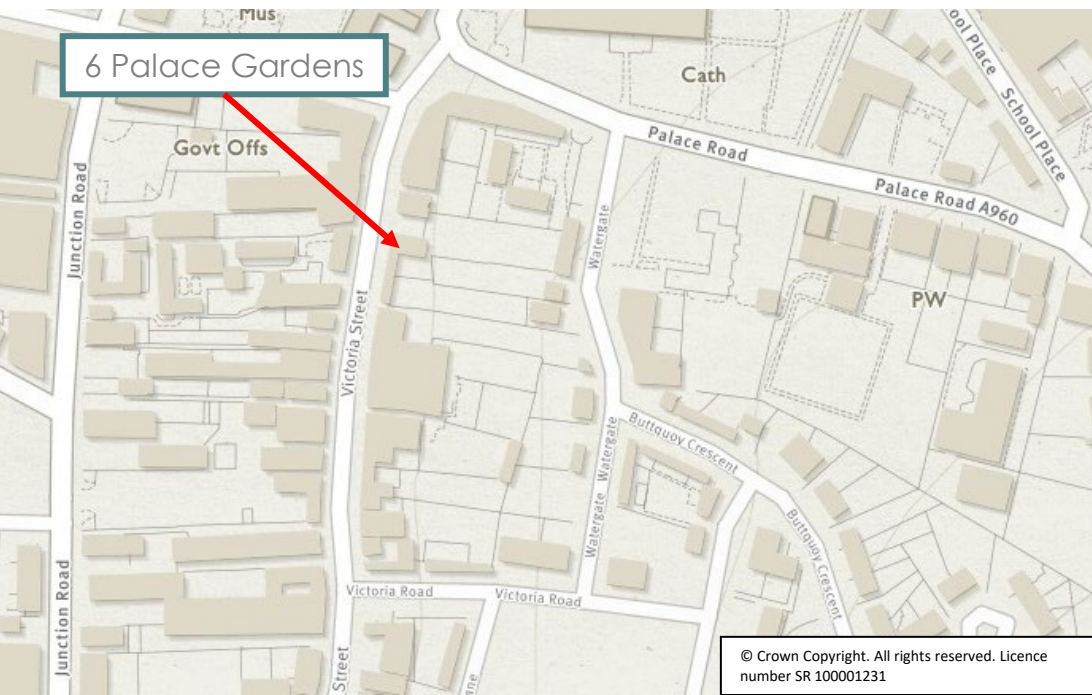
Offers Over £375,000

Accessed via a substantial private parking area, a winding path leads through the beautifully maintained gardens to the entrance of this distinctive home. Internally, the property is bright, spacious and thoughtfully arranged to suit modern family living. The accommodation includes four well-proportioned double bedrooms, a family bathroom featuring both a bath and separate shower, and an additional shower room, ensuring excellent practicality for larger households. At the heart of the home is a superb dual-aspect kitchen/diner, flooded with natural light. Further enhancing the property's appeal are a number of useful outbuildings, including a stone-built shed currently utilised as a utility room, an additional stone store, a wooden shed and a greenhouse, offering excellent storage and flexibility for a variety of uses. A truly special property, 6 Palace Gardens presents a rare opportunity to acquire a characterful family home with extensive gardens and private parking in one of Kirkwall's most sought-after and central locations. Its unique setting, generous accommodation and undeniable charm combine to create a home that must be viewed to be fully appreciated.

EXTRAS

Floor coverings and blinds are included in the sale price.



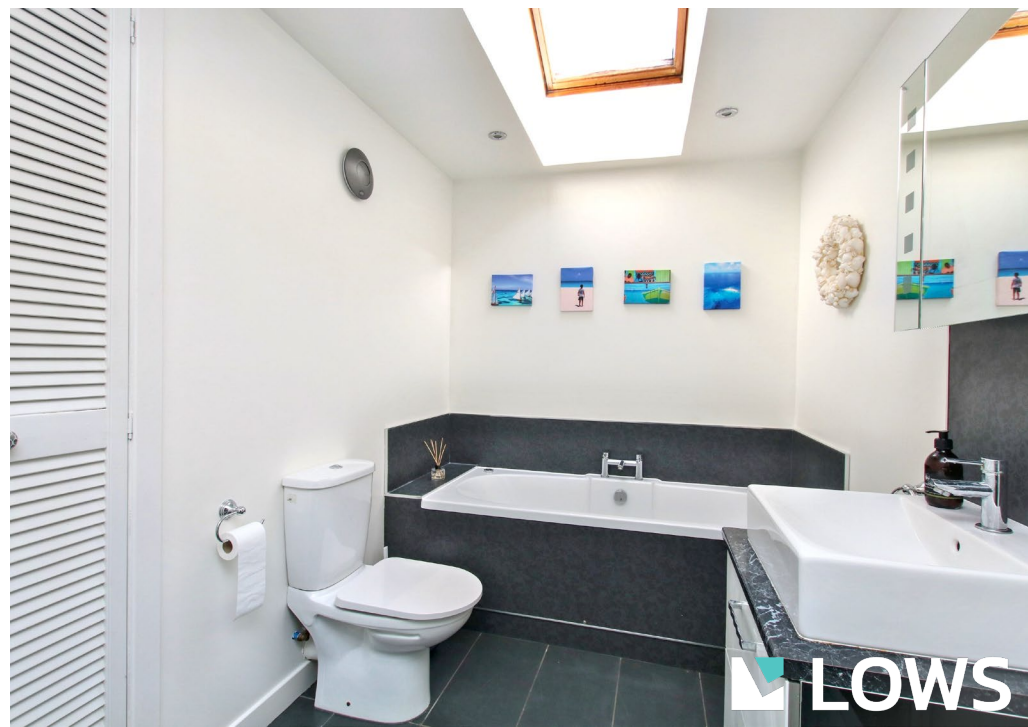


LOCATION

6 Palace Gardens enjoys an exceptionally private and secluded setting in the very heart of Kirkwall. Tucked away from the bustle of the town centre, the property offers a rare sense of peace and tranquillity whilst being just moments from an excellent range of amenities, including shops, cafés, restaurants, schools and leisure facilities.

Combining privacy, character and accessibility, 6 Palace Gardens occupies a truly unique position that is seldom available on the open market, offering the best of town-centre living in a peaceful and sheltered setting.

/// What3words : ///alleyway.lease.brew





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.

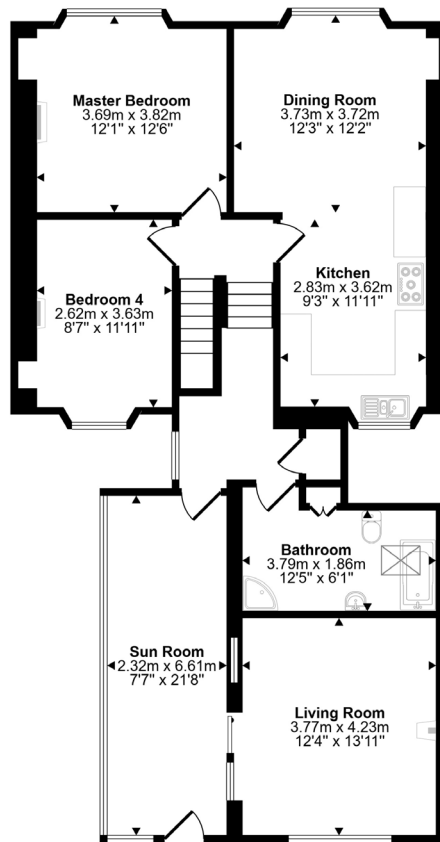


Viewing

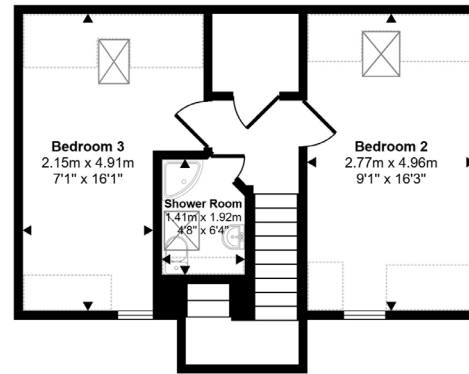
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



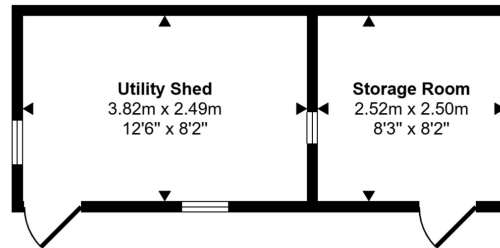
All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



Ground Floor
Approx 109 sq m / 1170 sq ft



First Floor
Approx 39 sq m / 415 sq ft



Outbuildings
Approx 16 sq m / 174 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains drainage Broadband Speed – 76 Mbps Mobile Network – EE, O2, Three, Vodafone	Band D	Band E	Flexible