



22 Pickaquoy Drive,

Kirkwall, KW15 1ZJ

 **LOWS**

 2 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

22 Pickaquoy Drive is a well-presented two-bedroom end-terrace house situated within a popular residential development in Kirkwall. Enjoying a quiet position at the end of the street beside the Pickaquoy playing fields, the property offers comfortable modern living with private gardens, resident parking and convenient access to local amenities, including supermarkets and the Pickaquoy Leisure Centre.

KEY FEATURES

- Air to Air and panel heaters
- UPVC double glazing
- 2 double bedrooms
- Living Room
- Kitchen/diner
- Bathroom and separate WC
- Front and rear gardens
- Resident parking
- Quiet location at the end of the street, next to the Pickaquoy playing fields
- Glaitness Primary School & Kirkwall Grammar School catchment area

Offers Over £180,000

Built by Orkney Builders and benefiting from good levels of insulation, this attractive home provides bright and practical accommodation over two floors. The ground floor comprises a welcoming living room, a spacious kitchen/diner ideal for everyday family life and entertaining, and a convenient WC. Upstairs, there are two double bedrooms and a family bathroom with shower over the bath. Externally, the property enjoys gardens to both the front and rear, with mature trees beyond the rear boundary creating a pleasant sense of privacy and a peaceful outlook. Resident parking is available to the front of the property, while the sought-after location offers easy access to a wide range of amenities, recreational facilities and transport links. Heating is provided by an efficient air-to-air system supplemented by electric panel heaters, making this an ideal property for first-time buyers, professionals or those seeking a low-maintenance home in a desirable area of Kirkwall.

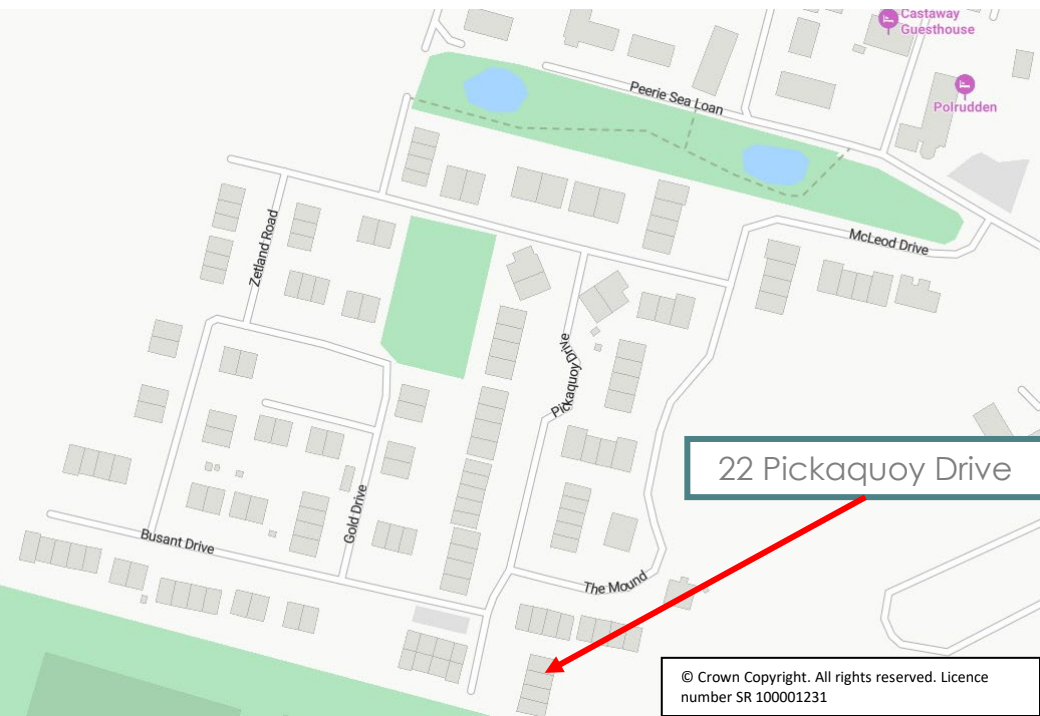
EXTRAS

Floor coverings are included in the sale price.





LOWS



22 Pickaquoy Drive

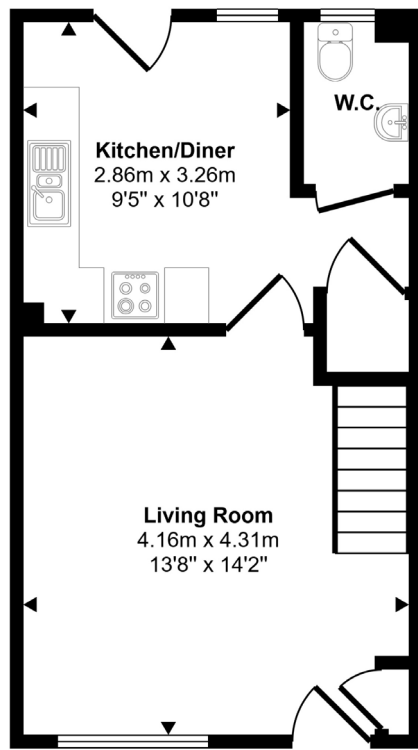
© Crown Copyright. All rights reserved. Licence number SR 100001231

LOCATION

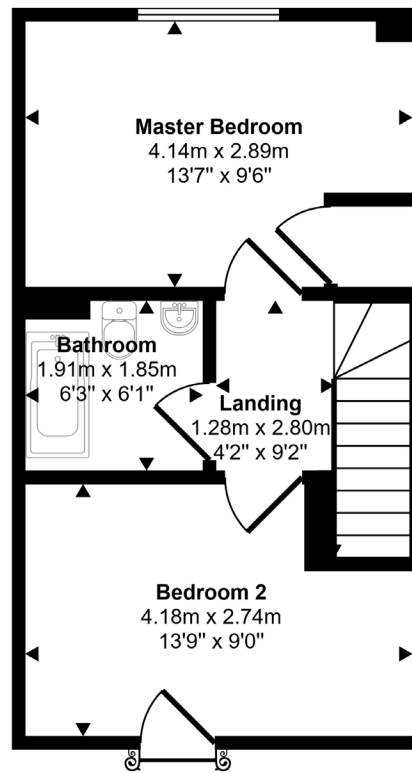
Pickaquoy Drive is a quiet residential development situated in a convenient position within Kirkwall. Located close to a range of local amenities, including shops, supermarkets, healthcare facilities and leisure services, the area also benefits from easy access to the town centre, harbour and transport links.

/// What3words : ///football.polar.thundered





Ground Floor
Approx 32 sq m / 345 sq ft



First Floor
Approx 32 sq m / 349 sq ft



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.

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains drainage Broadband Speed – 1800 Mbps Mobile Network – EE, O2, Three, Vodafone	Band C	Band C	Flexible

www.lowsorkney.co.uk

[Lows Facebook Page](#)

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.