



Vallhame, 1 Scapa Court

 **LOWS**

Kirkwall, KW15 1BJ

 4 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Vallhame is a well presented four-bedroom detached bungalow, quietly positioned within a peaceful cul-de-sac in a central Kirkwall location. The property offers spacious accommodation throughout, complemented by attractive garden grounds and an integral garage.

KEY FEATURES

- Well presented four-bedroom detached bungalow
- Bright and spacious living room
- Well-equipped kitchen with space for dining table and chairs
- Utility room with plumbing for washing machine
- uPVC double glazed windows and electric storage heaters
- Driveway leading to integral garage
- Well maintained garden grounds offering excellent space
- School catchment area for Glaitness Primary School and Kirkwall Grammar School

EXTRAS

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

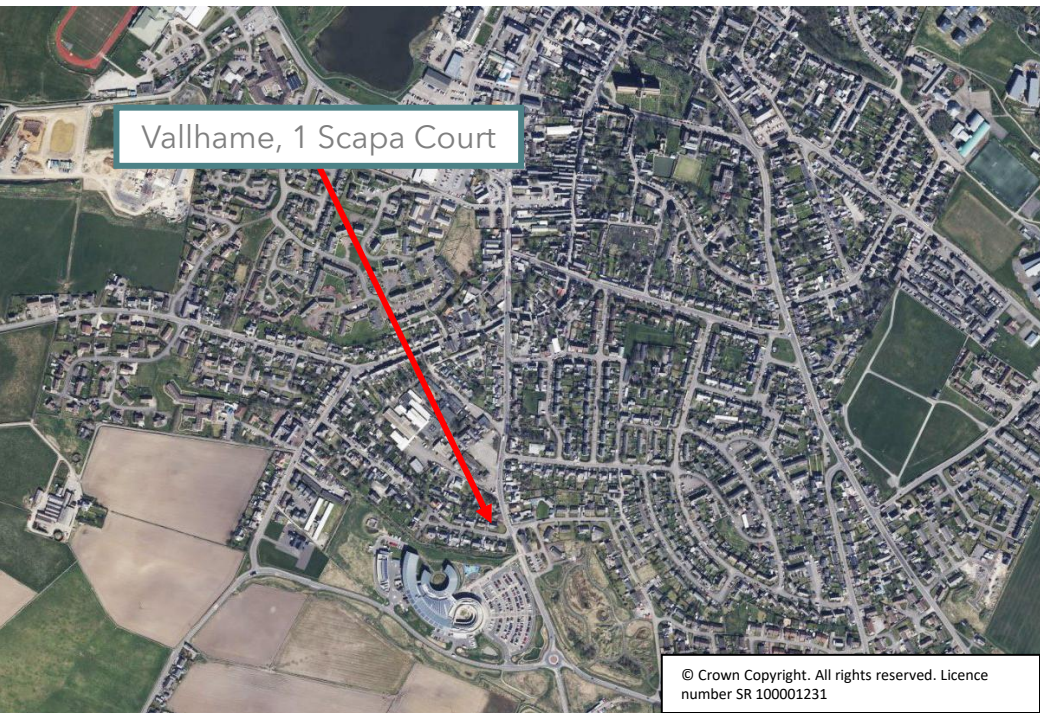
Offers Over £285,000

The property benefits from a bright and spacious living room, complete with an electric feature fire, creating a welcoming and comfortable space for relaxing. The kitchen is well-equipped with a range of wall and base units with ample worktop space and offers room for table and chairs, ideal for informal dining. A separate utility room provides additional practicality, with plumbing for a washing machine.

There are four generously sized bedrooms, two of which benefit from built-in wardrobes, providing excellent storage. The accommodation is completed by a shower room fitted with a shower cubicle, wash hand basin and WC. Further storage is available from two cupboards located in the hallway. The property is heated by electric storage heaters throughout. Externally, Vallhame enjoys well-maintained garden grounds, with a driveway to the front leading to the integral garage, which has power, lighting and a manual up-and-over door. The front garden is neatly laid to lawn, while a large lawn area to the side offers excellent outdoor space. To the rear, there is a convenient drying area.

Ideally positioned within easy reach of Kirkwall town centre and local amenities, this property presents an excellent opportunity for a wide range of buyers seeking a spacious home in a desirable and accessible location.





LOCATION

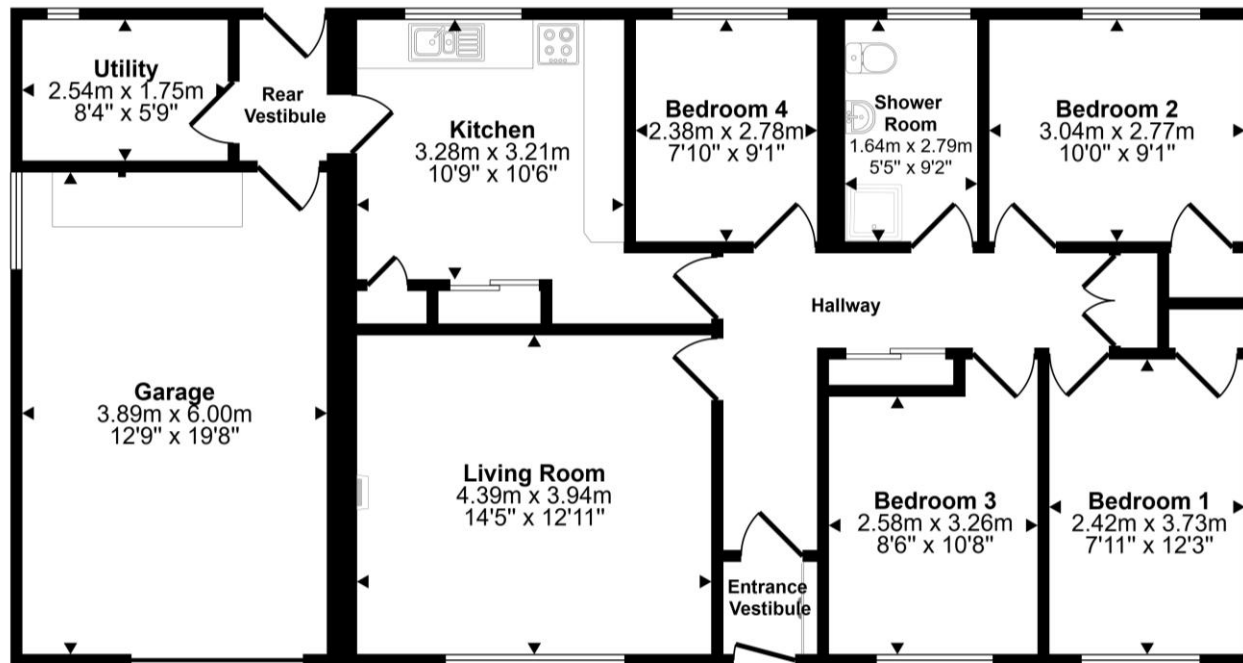
Vallhame is ideally situated on Scapa Court, a desirable and convenient location within the heart of Kirkwall. The property is within easy walking distance of the town centre, where a wide range of amenities can be found including supermarkets, independent shops, cafés, restaurants, and leisure facilities.

This central yet peaceful location provides the perfect balance of accessibility and lifestyle, making it an ideal setting for families, professionals, or those looking to enjoy all that Kirkwall has to offer.

/// What3words : ///breakaway.silently.cubed



Approx Gross Internal Area
121 sq m / 1298 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 - 70 Mbps Mobile Network - Vodafone, EE, O2	Band D	Band E	Flexible

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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.