



35 Clay Loan,

Kirkwall, KW15 1QQ

 **LOWS**

 2 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

35 Clay Loan is a well-presented two-bedroom end-terrace home located within a popular and established residential area. With an enclosed garden to the front and rear, the property offers comfortable accommodation that will appeal to first-time buyers, young families, and those seeking a home with manageable outdoor space.

KEY FEATURES

- UPVC double glazing
- A mixture of air to air heating and, radiators to the kitchen and bedroom 1 fuelled by the multifuel stove backboiler
- 2 bedrooms
- Bright living room with multifuel stove
- Kitchen overlooking the rear garden
- Upstairs bathroom and downstairs WC
- Enclosed garden with shed
- Popular residential area
- Papdale Primary School and Kirkwall Grammar School catchment area

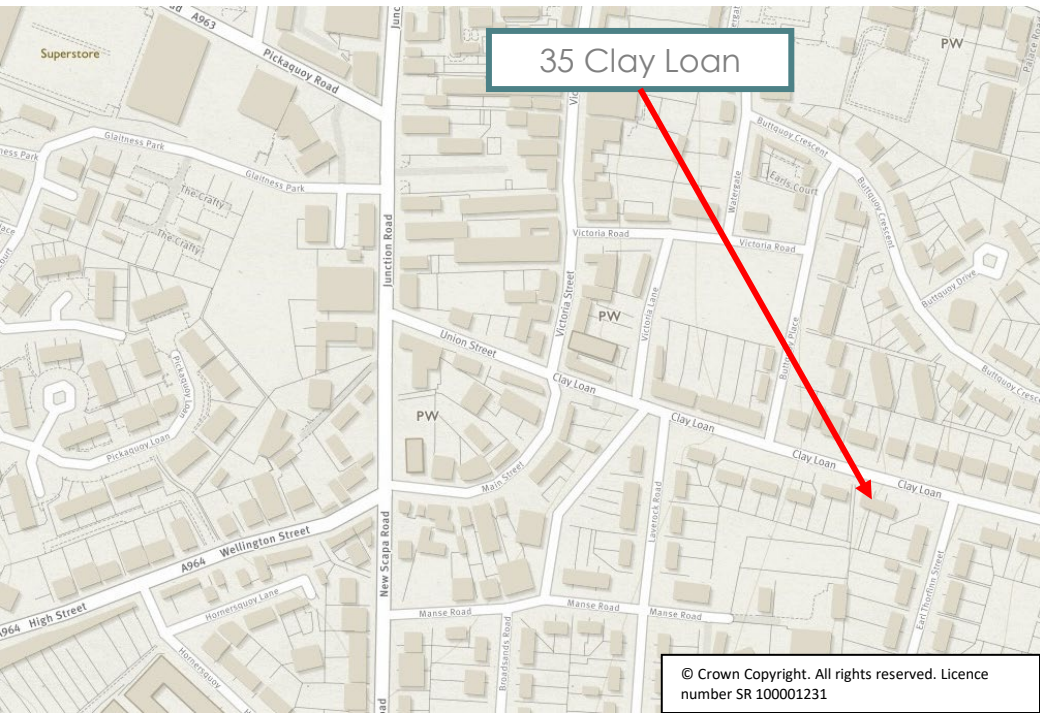
Offers Over £165,000

The accommodation is arranged over two levels and offers a practical layout throughout. On the ground floor, the welcoming living room features a multi-fuel stove, creating a cosy focal point, while the kitchen provides ample workspace and room for a small table and chairs. A convenient WC is also located on the ground floor, and a rear door leads directly to the rear garden. Upstairs, there are two well-proportioned double bedrooms and a bathroom fitted with a shower over the bath. Outside, the enclosed garden to the front and rear of the property provides space for relaxing, gardening, and outdoor enjoyment, while a garden shed offers useful additional storage. Situated within a sought-after residential area, the property presents an excellent opportunity for a range of purchasers.

EXTRAS

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



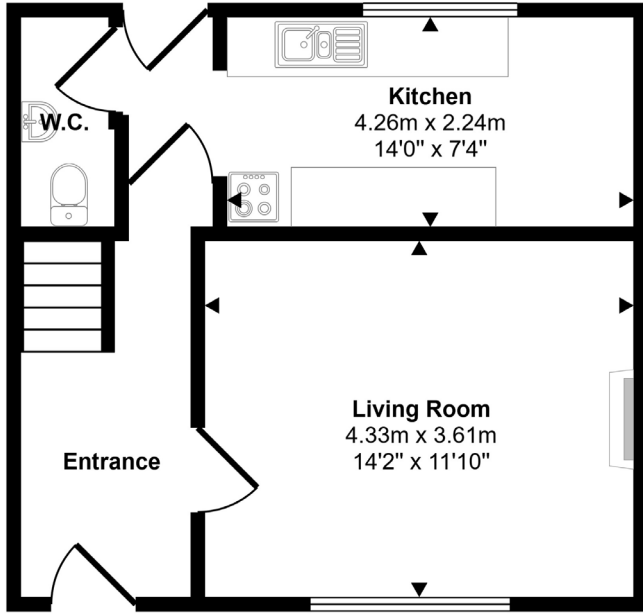


LOCATION

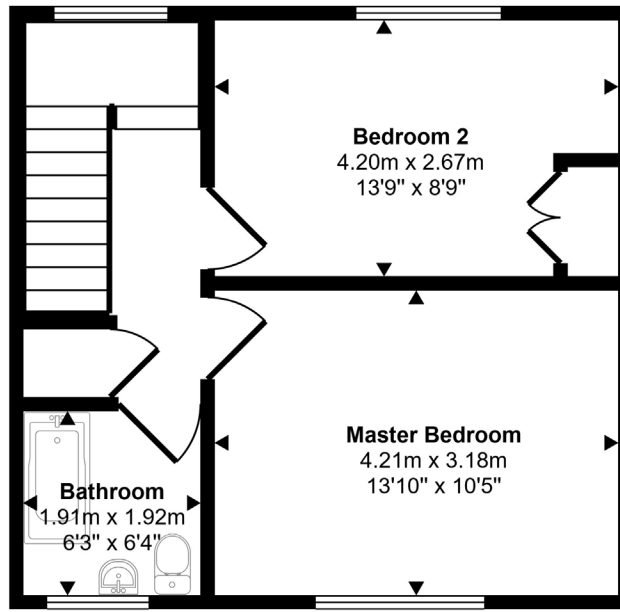
35 Clay Loan is a popular residential area in Kirkwall, within walking distance of the town centre, local schools and the hospital.

/// What3words : ///bleaker.milk.critic





Ground Floor
Approx 37 sq m / 395 sq ft



First Floor
Approx 37 sq m / 403 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains drainage Broadband Speed – 52 Mbps Mobile Network – EE, O2, Three, Vodafone	Band B	Band E	Flexible



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Viewing

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

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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.