



Fjord, 1 Lynn Park

 **LOWS**

Kirkwall, KW15 1SL



2 Bed



1 Bath



1 Public



TAKE A LOOK INSIDE

Fjord, 1 Lynn Park is a well-presented two-bedroom bungalow situated in a desirable residential area on the outskirts of Kirkwall. Enjoying an elevated position with attractive views over the town towards the harbour, this comfortable home offers bright, spacious accommodation together with generous parking, a garage, and well-maintained gardens. While the property has been well cared for, it would benefit from some modernisation, presenting an excellent opportunity for purchasers to update and personalise it to their own taste.

KEY FEATURES

- Wood framed double glazed windows
- Oil-fired central heating
- 2 bedrooms
- Spacious living room with views over town towards the harbour
- Bright kitchen/diner
- Shower room with large shower enclosure
- Separate Utility room to the rear of the garage
- Gardens to front and rear. Off-street parking
- Papdale Primary School & Kirkwall Grammar School catchment area



Offers Over £250,000

The accommodation comprises a bright and welcoming living room featuring a fireplace and a beautiful outlook across Kirkwall towards the harbour. The spacious dining kitchen provides ample room for family dining and everyday living, while the bathroom is fitted with a large shower enclosure. The property benefits from wood framed double glazing and oil-fired central heating throughout. Externally, there are front and rear driveways providing generous off-street parking, together with a garage and a separate utility room to the rear. The front and rear gardens offer pleasant outdoor space, complemented by a useful storage shed. Combining a sought-after location with practical accommodation and excellent outdoor amenities, Fjord presents an appealing opportunity for a range of purchasers.

EXTRAS

Floor and window coverings are included in the sale price.





LOCATION

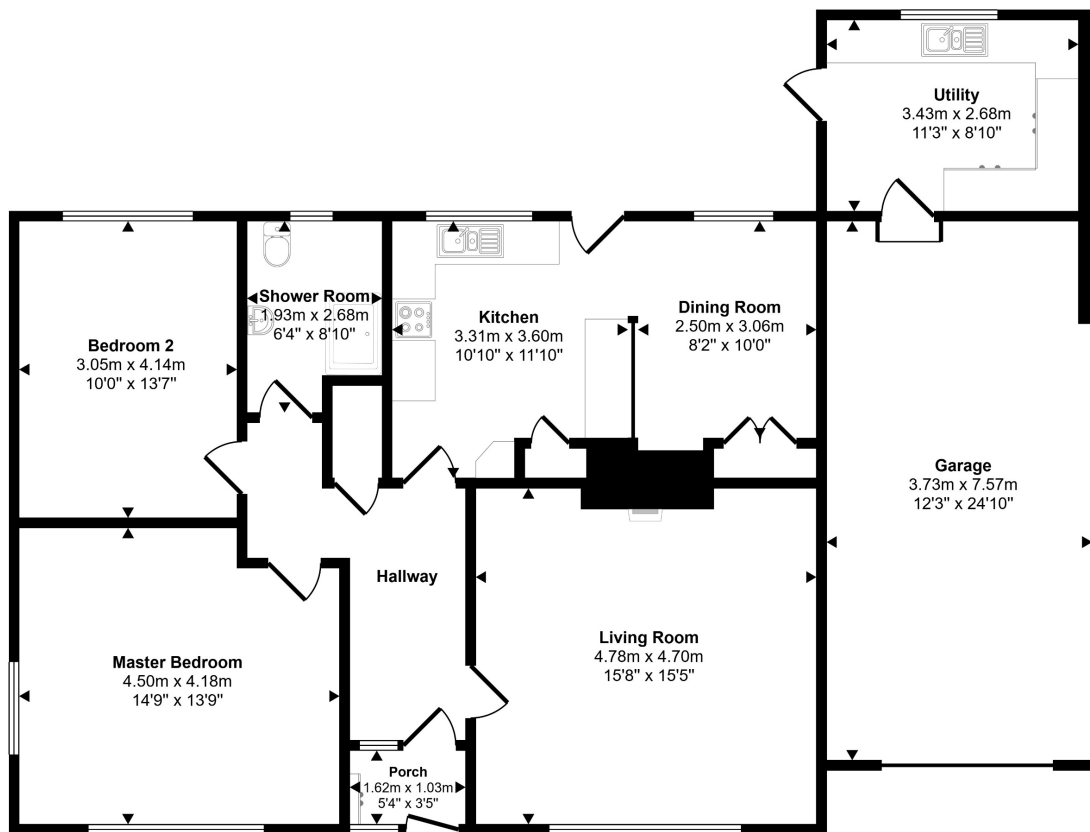
Fjord is situated in a popular residential area on the outskirts of town, a short drive from local amenities and close to the Balfour hospital.



What3words : [///sunblock.plodded.laugh](https://www.what3words.com/sunblock.plodded.laugh)



Approx Gross Internal Area
134 sq m / 1444 sq ft



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains drainage Broadband Speed – 80 Mbps Mobile Network – EE, O2, Three, Vodafone	Band D	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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- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.