



1 Slater Street,

Kirkwall, KW15 1PQ

 **LOW'S**

 2 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Situated in the popular residential area, within easy reach of Kirkwall town centre and its excellent range of amenities, 1 Slater Street is a well-presented two-bedroom semi-detached home occupying a generous corner plot. The accommodation comprises a bright living room, a fitted kitchen with space for informal dining, two double bedrooms, and a shower room. Externally, the property enjoys an enclosed garden, ample off-street parking, a greenhouse, two garden sheds, and the added benefit of an accessible ramp. The property is further enhanced by UPVC double glazing and oil-fired central heating.

KEY FEATURES

- UPVC double glazing
- Oil-fired central heating (radiators)
- 2 bedrooms
- Living room
- Kitchen with door leading out to the rear garden
- Shower room
- Large fully enclosed garden
- Private driveway offering ample off-street parking
- Papdale Primary School and Kirkwall Grammar School catchment areas



Offers Over £175,000

The comfortable living room leads through to the kitchen, which is fitted with a range of wall and base units, an electric hob with extractor hood, plumbing for a dishwasher, and a stainless steel sink with drainer. A window overlooks the enclosed rear garden, while there is ample space for a small dining table and chairs, creating an ideal everyday dining area. Upstairs, there are two well proportioned double bedrooms, with the principal bedroom benefiting from two built-in storage cupboards. The shower room is fitted with a shower enclosure incorporating an electric shower, together with a wash hand basin and WC set within a built-in vanity unit, and is finished with a privacy glazed window, allowing for natural light. Outside, the property's corner plot provides a particularly large enclosed garden, with an accessible ramp leading from the kitchen door to the garden path and onward to the driveway, where there is off-street parking. The garden is further complemented by a greenhouse and two useful storage sheds, offering excellent outdoor space for gardening, storage, or recreation.

EXTRAS

Floor and window coverings are included in the sale price.



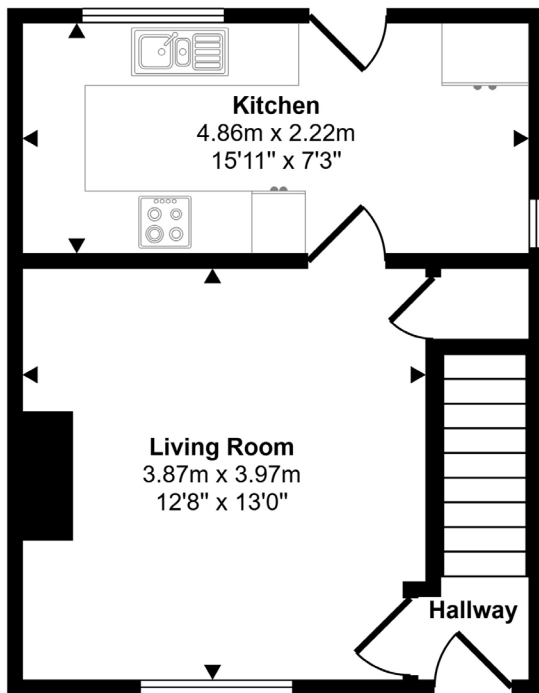


LOCATION

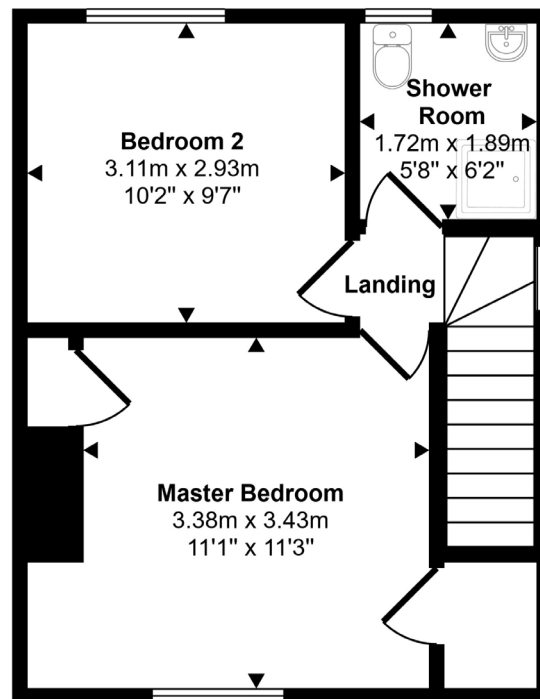
1 Slater Street enjoys a convenient position within a well-established residential area of Kirkwall, just a short distance from the town centre. Kirkwall offers an excellent range of amenities including independent shops, supermarkets, cafés, restaurants, and essential services. The property is also well placed for access to local schools, leisure facilities, and public transport connections.

/// What3words : ///cuddling.irony.rehearsed





Ground Floor
Approx 31 sq m / 332 sq ft



First Floor
Approx 33 sq m / 351 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 71 Mbps Mobile Network – EE, O2, Three, Vodafone	Band B	Band D	Flexible



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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.