Eskdale

LOWS

Walls Close, Kirkwall, KW15 1DS

2 Bed 1 Bath 2 Public

TAKE A LOOK INSIDE

Eskdale is a well-presented two-bedroom detached property situated in the heart of Kirkwall and within the conservation area, offering bright and comfortable accommodation over two levels. Conveniently located within easy walking distance of the town centre, local amenities and schools, the property benefits from a dual aspect living room, a sunroom and a mature enclosed garden.

KEY FEATURES

- Timber framed double glazed windows and external doors
- Electric Dimplex Quantum heating
- Dual aspect living room
- Sun room with door to garden
- Kitchen/diner with integral appliances
- Utility room
- Bathroom and two large bedrooms on first floor
- Mature garden

Fixed Price £169,500

(£15,500 less than home report valuation)

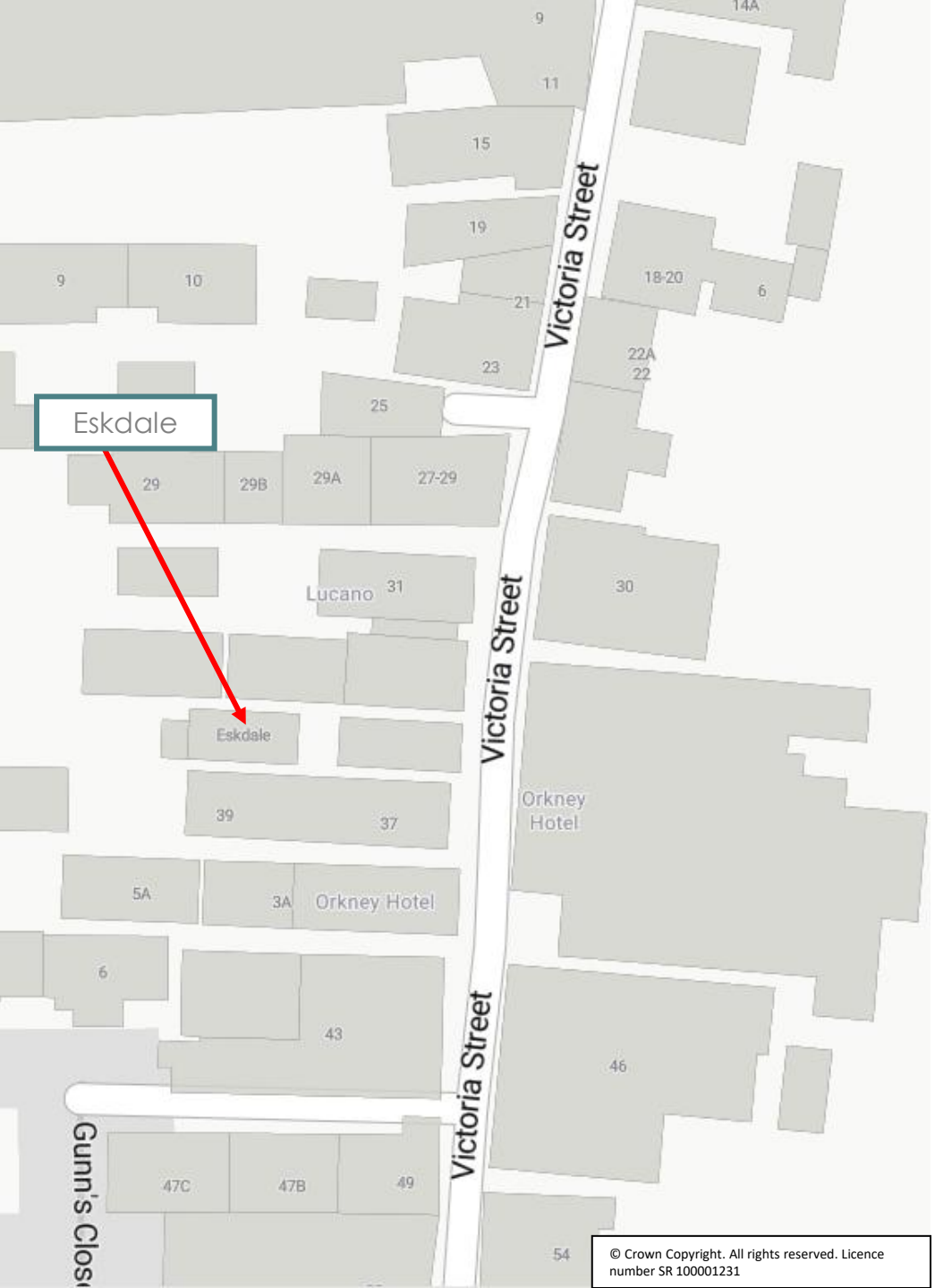
The ground floor accommodation includes a welcoming dual-aspect living room, providing a bright and comfortable space to relax, while the kitchen/diner offers ample cupboard space together with integrated appliances, making it ideal for everyday living. Leading from the living room is a delightful sunroom, overlooking the rear garden and providing a versatile additional reception area that could equally serve as a dining room, home office or relaxing garden room. A practical utility room adds further convenience and valuable storage.

On the first floor are two generously proportioned double bedrooms, together with a well-appointed family bathroom comprising a bath with shower over, WC and wash hand basin.

Externally, the property enjoys a mature enclosed rear garden, providing a peaceful outdoor space with established planting.

EXTRAS

Floor coverings with exception of the rugs in the dining room and sun room, curtains, dresser in living room and kitchen and dishwasher are included in the sale price.



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Services	Council Tax Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 80 Mbps Mobile Network – Vodafone, O2, EE & three	C	E	Flexible

LOCATION

Eskdale is situated in central Kirkwall which offers the perfect balance of historic charm and modern convenience. With a wide range of shops, cafés, restaurants, supermarkets, schools, healthcare facilities and leisure amenities all within easy walking distance, the town provides everything needed for everyday living. Steeped in history and centred around the iconic St Magnus Cathedral, Kirkwall combines a vibrant community atmosphere with excellent transport links and easy access to Orkney's spectacular coastline, making it one of the islands' most sought-after locations.

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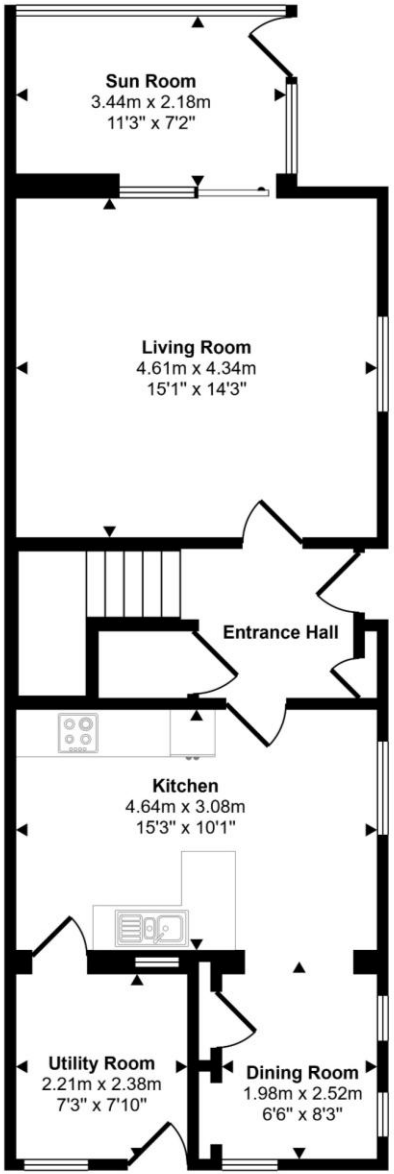
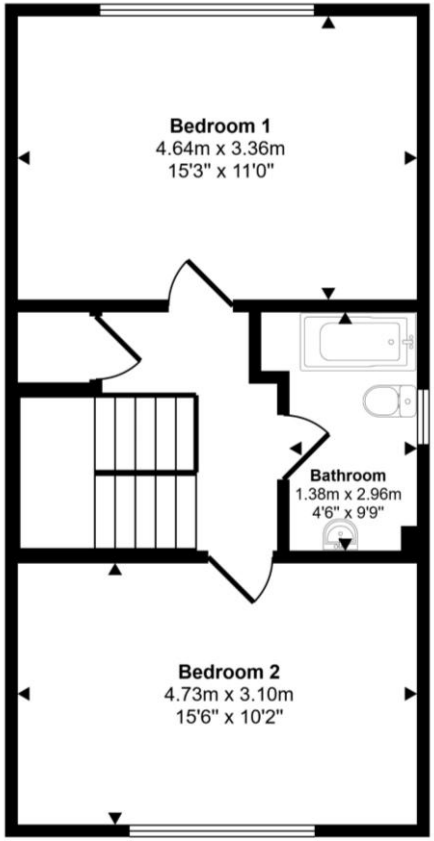
LOWS



Ground Floor



First Floor

LOWS

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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.

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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.