



Craighaven,

 **LOW'S**

8 Viking Place, Kirkwall, KW15 1SH

 4 Bed

 2 Bath

 1 Public



Craighaven is a spacious four-bedroom link-detached bungalow situated within a desirable residential area of Kirkwall, offering excellent family accommodation over the ground floor within easy reach of local amenities, schools and the town centre.

Outside there is an integral garage, driveway, lawn to the front and an enclosed garden to the rear featuring artificial grass and a patio area.

KEY FEATURES

- UPVC framed double glazed windows
- Recently installed Dimplex Quantum electric heaters
- Accommodation spread over the ground floor only
- Spacious living room with dual aspect
- Modern fitted kitchen with built in appliances and dining area with space for table and chairs
- Utility room with pulley and WC
- 4 bedrooms, 3 with built in wardrobes
- Family bathroom with large shower enclosure and bath
- Integral garage
- Lawn to front and enclosed garden to rear with artificial grass



Offers Over £265,000

The property provides flexible living space ideally suited to modern family life, with bright and comfortable accommodation throughout. Well-proportioned rooms and a practical layout create a welcoming home with excellent potential for a range of buyers.

Externally, the property enjoys garden grounds which provide outdoor space for relaxation and family living, while the convenient location within Kirkwall allows easy access to shops, supermarkets, leisure facilities, transport links and schooling.

EXTRAS

Floor coverings are included in the sale price. Some additional items may be available by separate negotiation.



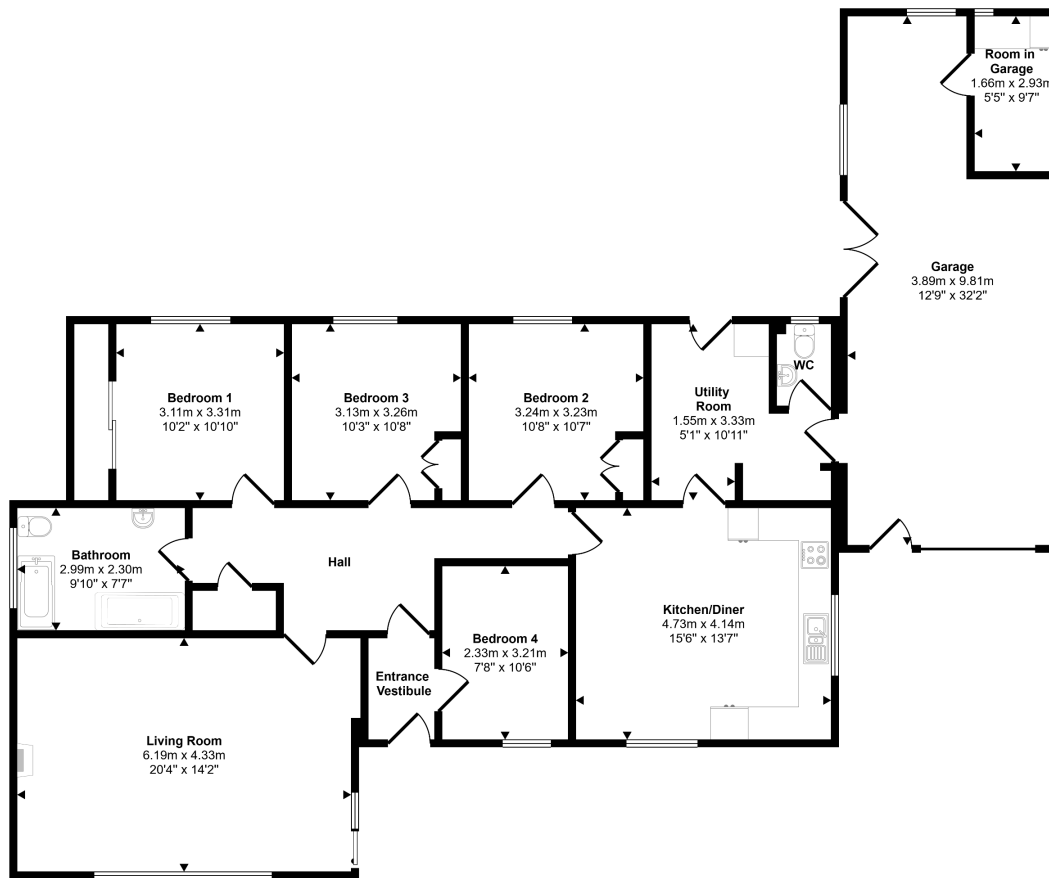


LOCATION

Craighaven is situated in a quiet area of Kirkwall in Orkney's main town. Offering a wide range of amenities including restaurants, cafés, healthcare facilities and recreational opportunities, makes it a highly sought-after location for families and professionals alike.

/// What3words : ///rural.expecting.burglars





Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains drainage Broadband Speed – 80Mbps Mobile Network – Vodafone, O2, EE & 3	D	C	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.