



7 Broadsands Road



Kirkwall, KW15 1BP

 4 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

Situated within a sought-after residential area of Kirkwall, 7 Broadsands Road is a spacious and well-presented four-bedroom semi-detached home. Offering flexible accommodation over two floors, a newly fitted kitchen, mature private rear garden and driveway, this attractive property is ideally suited to families, first-time buyers or those seeking a home within easy walking reach of the town centre with local amenities, schools and the Balfour hospital, all being minutes away.

KEY FEATURES

- Oil central heating
- UPVC framed double glazed windows
- Living room with open fire
- Newly fitted kitchen with integral appliances
- Bedroom 4 on ground floor with en-suite shower room currently utilised as a dining room
- Bathroom
- 3 double bedrooms on first floor
- Driveway
- Large private mature rear garden



Offers Over £210,000

The accommodation is arranged over two floors and has been thoughtfully designed to provide versatility for modern living. The welcoming living room enjoys excellent natural light and features an attractive open fire, creating a warm and comfortable focal point for relaxing with family and friends.

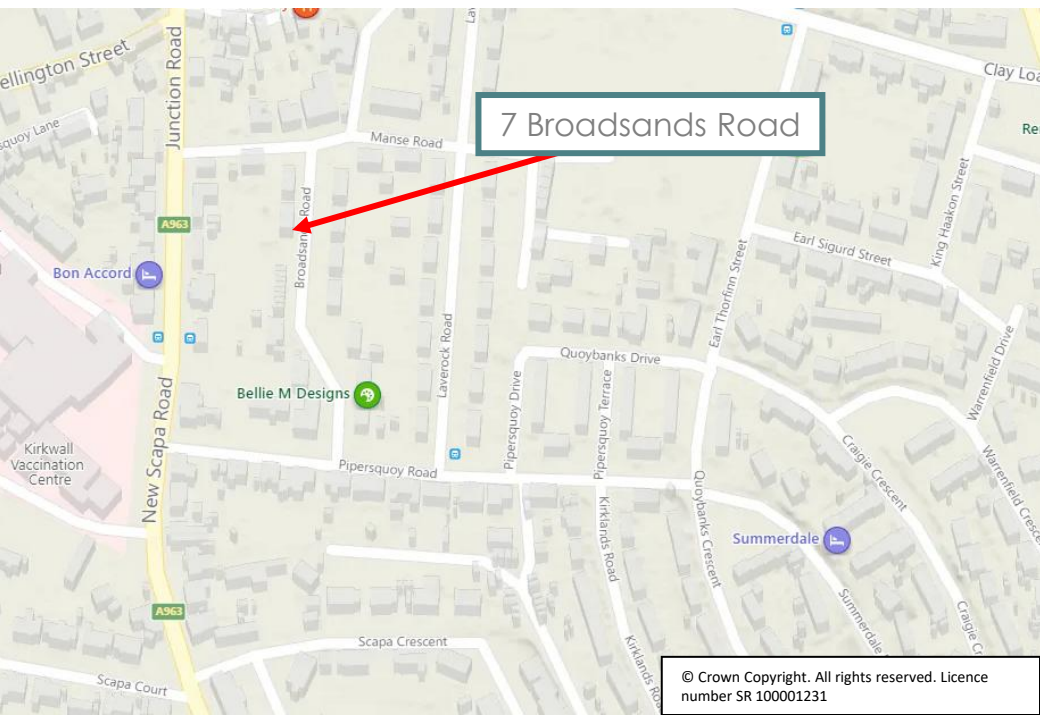
A particular highlight of the home is the newly fitted kitchen, complete with a range of integrated appliances, ample storage and generous worktop space, making it both practical and stylish for everyday living.

The ground floor benefits from a versatile fourth bedroom which could equally serve as a dining room, home office or playroom. This room is complemented by an adjoining en-suite shower room, providing excellent flexibility for guests. Also on the ground floor is a family bathroom.

Upstairs, the property offers three spacious double bedrooms.

Externally, the home enjoys a mature private rear garden, laid mainly to lawn and bordered by established shrubs and trees, creating a private outdoor space ideal for children, gardening or entertaining. To the side, a private driveway provides convenient off-street parking.





LOCATION

Situated in one of Kirkwall's established residential neighbourhoods, the property enjoys easy walking access to an excellent range of amenities including supermarkets, schools, leisure facilities, cafés, restaurants and healthcare services. The town centre, picturesque harbour and historic St Magnus Cathedral are all just a short distance away, making this an ideal location for both families and professionals.

/// What3words : [///upcoming.coconuts.snapping](https://www.what3words.com/#!/upcoming.coconuts.snapping)

EXTRAS

Floor coverings, curtains and blinds are included in the sale price. Some additional items of furniture and washing machine may be available by separate negotiation.



Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors — all under one roof.

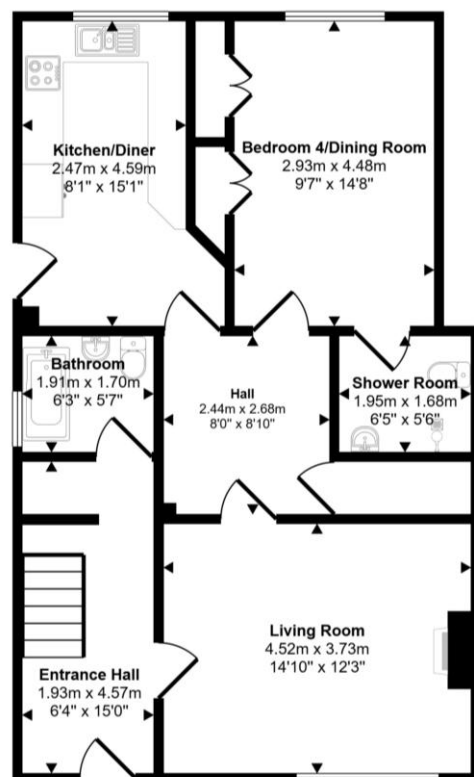


Viewing

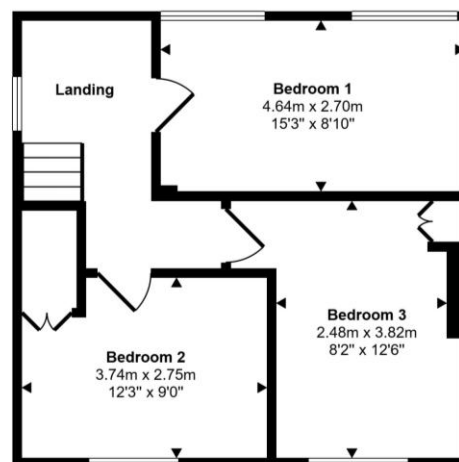
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



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



Ground Floor



First Floor

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	D	Flexible