



2 Flett Park

Kirkwall, KW15 1FX

 **LOW'S**

 3 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

Situated within the popular Flett Park development in Kirkwall, this well-presented three-bedroom semi-detached bungalow offers spacious, modern accommodation throughout and benefits from generous garden grounds, private parking and excellent family-friendly living space.

KEY FEATURES

- Well-presented 3-bedroom semi-detached bungalow
- Modern kitchen with integrated appliances and breakfast bar
- Spacious open plan living room / kitchen
- Master bedroom with en-suite shower room
- Family bathroom with jet bath and shower above
- UPVC double glazed windows
- Air to water under floor heating throughout
- Extensive lawned garden grounds to the front, side and rear
- Private driveway for two cars
- School catchment area for Papdale Primary School and Kirkwall Grammar School

EXTRAS

All floor and window coverings, integrated appliances and two garden sheds are included in the sale price.

Offers Over £265,000
(£10,000 Less Than Home Report Valuation)

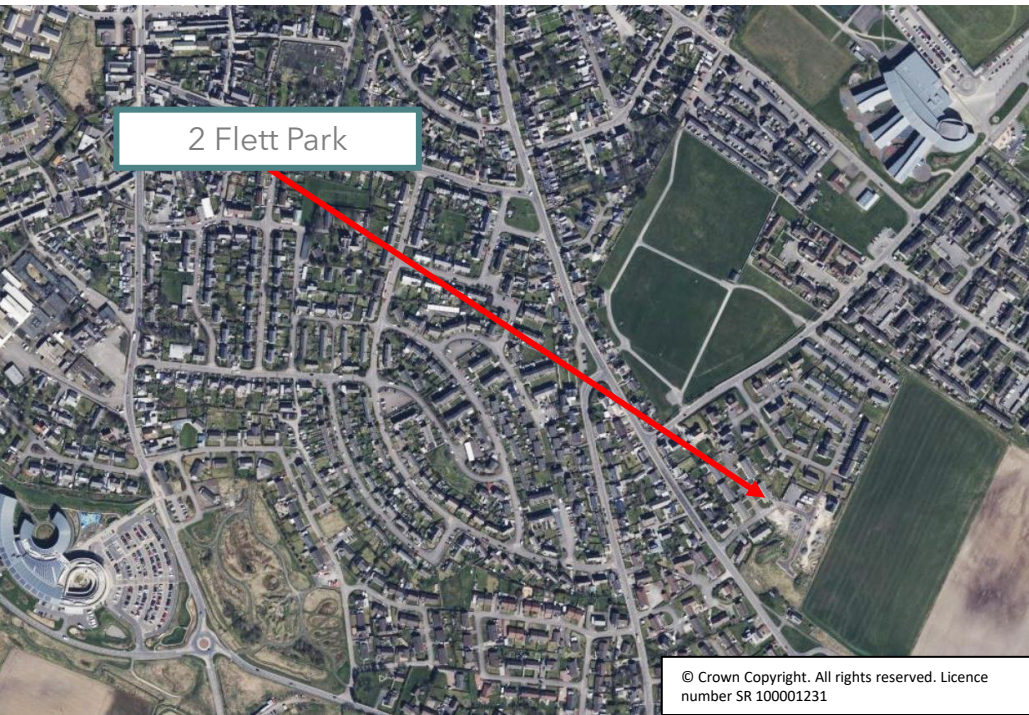
The property is entered via a welcoming open hallway which provides access to all accommodation. At the heart of the home is a bright and spacious open-plan kitchen and living area, creating an ideal space for modern family living and entertaining. The contemporary fitted kitchen features a range of quality units together with integrated appliances, while the adjoining living room offers ample space for both dining and relaxation.

There are three generously sized double bedrooms, all benefiting from built-in wardrobes providing excellent storage. The principal bedroom further benefits from a modern en-suite shower room. Completing the accommodation is a stylish family bathroom fitted with a luxurious jet bath and shower over.

The property enjoys the comfort and efficiency of an air-to-water underfloor heating system throughout, together with uPVC double glazed windows.

Externally, the property occupies a substantial plot with extensive lawned garden grounds to the front, side and rear, providing excellent outdoor space for families and pets. The rear garden enjoys an open outlook across neighbouring countryside and features two timber garden sheds offering useful external storage. A private driveway provides off-street parking for two vehicles.





LOCATION

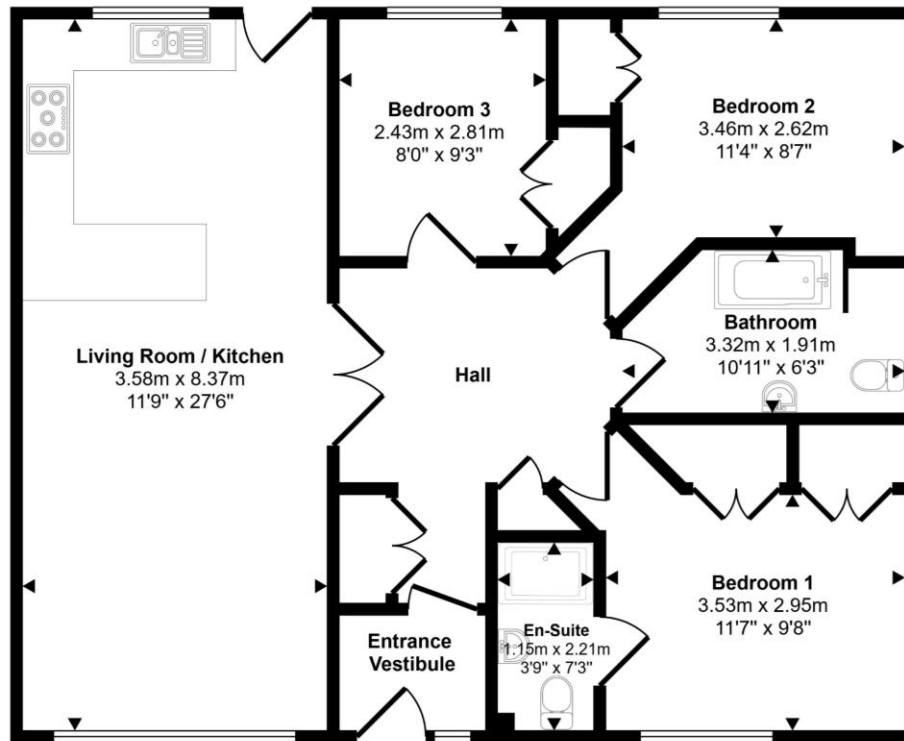
2 Fletts Park occupies a desirable position within a modern residential area on the eastern outskirts of Kirkwall. The property enjoys a quiet setting with easy access to local amenities, schools and transport links, while the town centre is just a short distance away. Combining the convenience of urban living with the attractive surroundings for which Orkney is renowned, the location is well suited to families, professionals and retirees alike.



What3words : [///increases.cabinet.songs](https://www.what3words.com/#!/increases.cabinet.songs)



Approx Gross Internal Area
89 sq m / 957 sq ft



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed - 80 Mbps Mobile Network - Vodafone, EE, O2	Band D	Band 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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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.