



3 Papdale Crescent,

Kirkwall, KW15 1JS



3 Bed



1 Bath



1 Public



TAKE A LOOK INSIDE

Situated in the highly desirable residential area of Papdale Crescent, this attractive three-bedroom bungalow offers spacious, well-proportioned accommodation ideal for a range of buyers. The property benefits from generous living spaces, private gardens, an integral garage and off-street parking, all within a sought-after location.

KEY FEATURES

- 3 bedrooms
- Spacious triple-aspect living room
- Kitchen/diner with doors leading out to the patio
- Utility room
- Shower room
- UPVC double glazed windows
- A mixture of electric storage heaters and air to air source heaters
- Fully enclosed rear garden
- Private driveway and garage with manual up and over door
- Papdale Primary School and Kirkwall Grammar School catchment area

Offers Over £275,000

The accommodation comprises a bright and spacious triple-aspect living room, creating a welcoming space filled with natural light, together with a generous kitchen/dining room featuring patio doors opening directly onto the rear garden, making it ideal for both everyday family living and entertaining. A practical utility room provides additional storage and workspace, while the property is further served by a modern shower room and three well-proportioned bedrooms. Externally, the front garden is laid to lawn and enhanced by mature trees, creating an attractive approach to the property. The fully enclosed rear garden enjoys a good degree of privacy and features a lawn, mature trees and established shrubs, along with a patio area perfect for outdoor dining and relaxation. Completing the property is an integral garage with a manual up-and-over door and a private driveway providing convenient off-street parking.

EXTRAS

Floor coverings and blinds are included in the sale price.



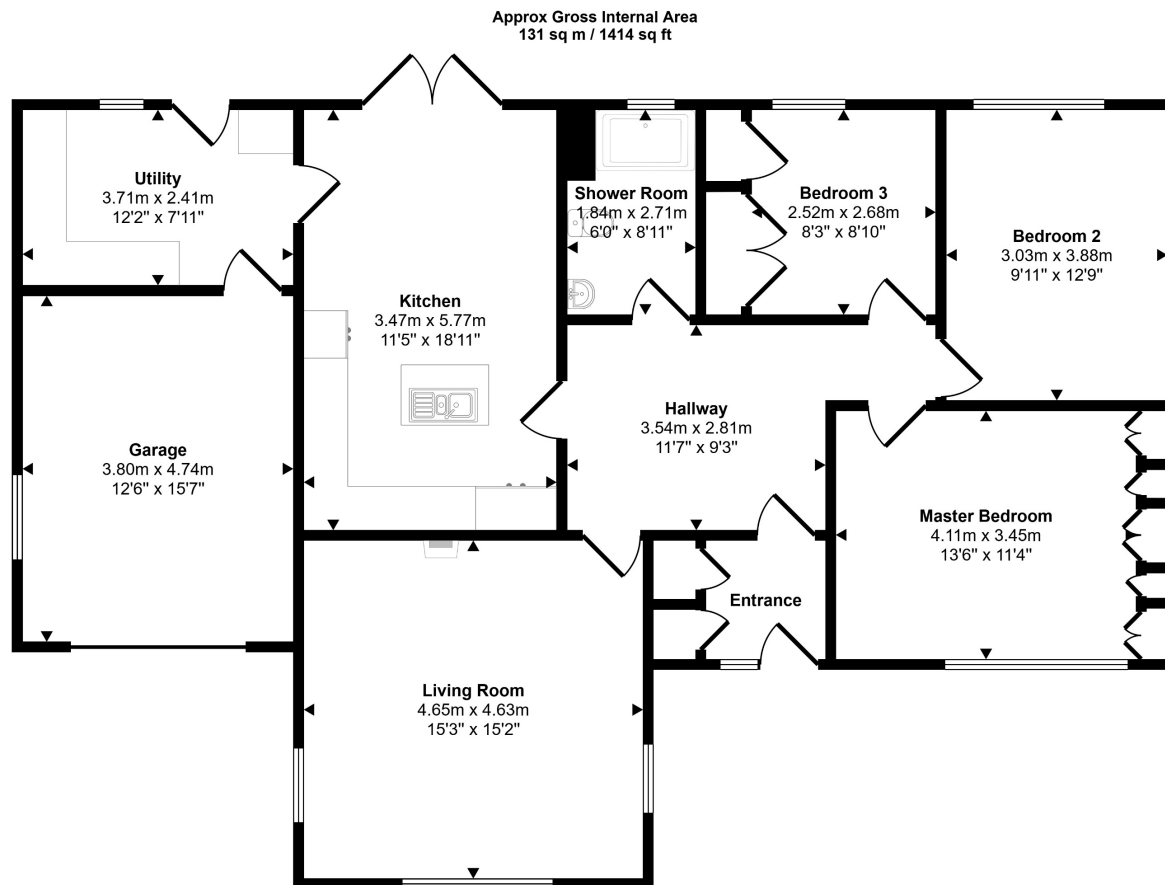


LOCATION

3 Papdale Crescent is conveniently located on a quiet residential street a short walk from Kirkwall Grammar School and Papdale Primary School and close to the town centre and all its amenities.

/// What3words : ///scorch.rots.tadpoles





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Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains drainage Broadband Speed – 54 Mbps Mobile Network – EE, O2, Three, Vodafone	Band D	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.