



1 Busant Drive,

Kirkwall, KW15 1XW

 **LOW'S**

 2 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

1 Busant Drive is a well-presented two-bedroom end-terrace dwelling situated within a quiet residential development in Kirkwall.

Offering spacious accommodation over two floors, two double bedrooms, air-to-air source heating, solar panels, an enclosed garden and shared parking, this energy-efficient property is ideally suited to first-time buyers, couples or those looking for a comfortable low-maintenance home close to the town's amenities.

KEY FEATURES

- Air to air source and electric panel heating
- UPVC framed double glazed windows
- Solar panels heat hot water
- Highly insulated
- Neutral décor throughout
- WC on ground floor
- Shower Room on first floor
- 2 spacious double bedrooms
- Enclosed garden to lawn
- Shared parking

Offers Over £190,000

The property has been designed with energy efficiency in mind and benefits from air-to-air source heating, solar panels which heat the hot water, UPVC-framed double glazing and a high level of insulation. The neutral décor throughout provides a versatile backdrop for a new owner to make the property their own.

Externally, the property benefits from an enclosed garden laid to lawn, providing a private outdoor space which is ideal for relaxing or entertaining during the summer months. There is also shared parking conveniently located close to the property.

Combining comfortable accommodation, excellent energy-efficient features and a convenient residential setting, 1 Busant Drive represents an appealing opportunity for those seeking a well-presented home within easy reach of Kirkwall's amenities.

EXTRAS

Floor coverings, blinds and dishwasher (not currently working) are included in the sale price. The garden shed can be available by separate negotiation.





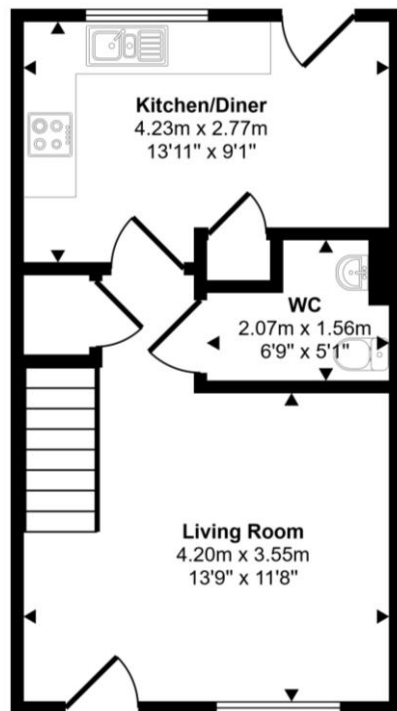
LOCATION

Busant Drive is a quiet residential development situated in a convenient position within Kirkwall. Located close to a range of local amenities, including schools, shops, supermarkets, healthcare facilities and leisure services, the area also benefits from easy access to the town centre and transport links.

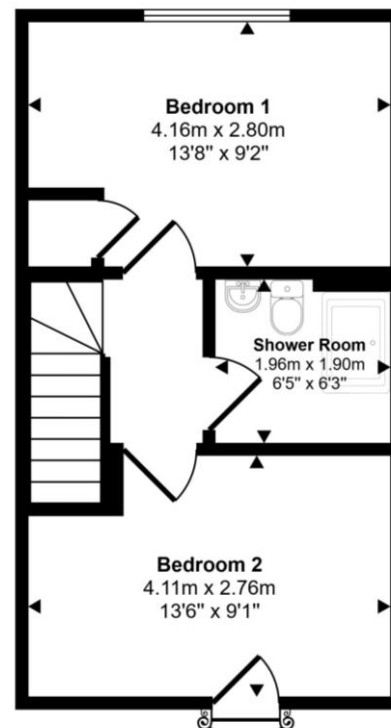


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Ground Floor



First Floor

Services	Council Tax Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 1800 Mbps Mobile Network – Vodafone, O2, EE & Three	C	C	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.