



Englefield,

New Scapa Road, Kirkwall, KW15 1BT

 **LOW'S**

 3 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Set within a generous plot on New Scapa Road, Englefield is a spacious three-bedroom detached bungalow offering an exciting opportunity to create a wonderful family home. Although now requiring modernisation, the property boasts well-proportioned accommodation, attractive original features and exceptional potential, complemented by extensive mature gardens, a detached garage and private parking.

KEY FEATURES

- 3 generous double bedrooms
- Bright and spacious living room
- Kitchen/diner and separate utility room
- Shower Room
- Useful floored attic with Velux windows, accessed by wooden steps
- Wood framed double glazed windows
- Electric storage heaters and, oil-fired stove in need of replacement
- Large mature garden with block-built shed
- Detached garage with electric up and over door
- Glaitness Primary School and Kirkwall Grammar School catchment area

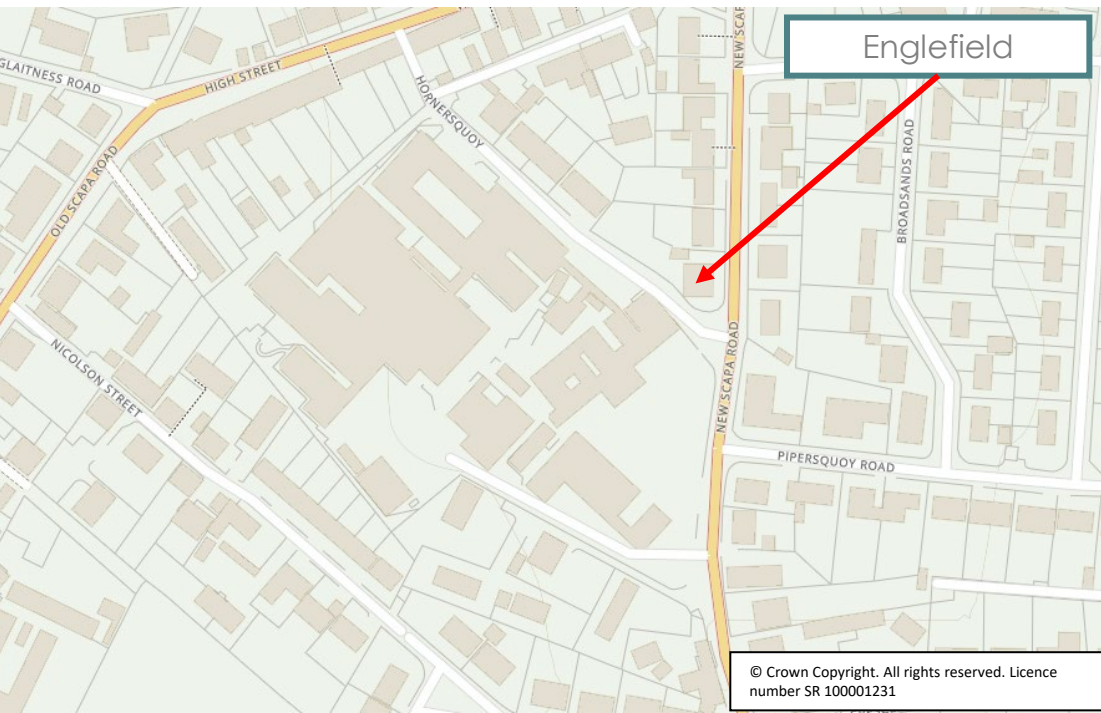
Offers Over £250,000

The accommodation comprises a welcoming entrance porch with a beautiful stained-glass panel to the interior door, leading into the central hall. A bright and spacious living room enjoys an abundance of natural light, while the generous kitchen/diner and adjoining utility room provide excellent scope for redesign to suit modern living. There are three well-proportioned double bedrooms and a shower room, with the property further benefiting from wood-framed double glazing and electric storage heating. A useful floored attic, accessed via wooden steps and featuring Velux windows, offers valuable additional space with a variety of potential uses (subject to any necessary consents). Externally, the large mature garden is laid mainly to lawn with established trees and includes a block-built shed, while a private driveway leads to the detached garage, complete with an electric up-and-over door.

EXTRAS

Floor and window coverings are included in the sale price.





LOCATION

Englefield enjoys a convenient and desirable position on the corner of New Scapa Road and Hornersquoy, within an established residential area on the southern edge of Kirkwall. The property is ideally situated within easy reach of the town centre, offering convenient access to a wide range of amenities including supermarkets, independent shops, cafés, schools, leisure facilities and other everyday services. The Balfour Hospital is located nearby, making the property particularly well placed for healthcare professionals or those wishing to be close to medical facilities. Regular bus services operate along New Scapa Road, providing excellent public transport links to Kirkwall town centre and other parts of Orkney.

/// What3words : ///puts.nourished, rushed





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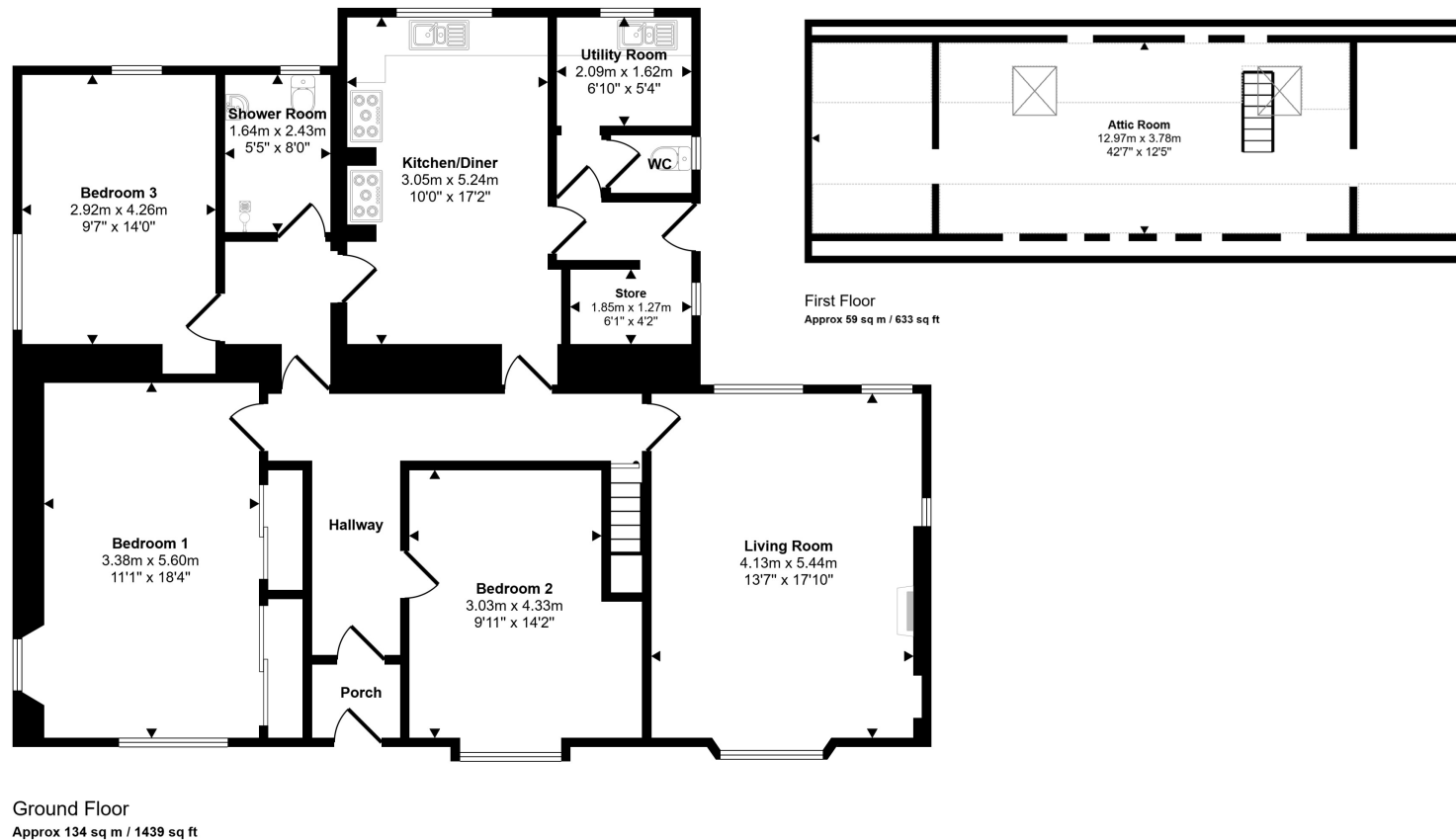


Viewing

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.



Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains drainage Broadband Speed – 70 Mbps Mobile Network – EE, O2, Three, Vodafone	Band D	Band F	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.