



5 Royal Oak Court

Kirkwall, KW15 1US

 **LOW'S**

 3 Bed

 1 Shower

 1 Public



TAKE A LOOK INSIDE

Situated in a popular residential area of Kirkwall, 5 Royal Oak Court is an attractive three-bedroom semi-detached bungalow offering comfortable single-level living with bright, spacious accommodation throughout. Benefiting from off-street parking, private gardens, uPVC double glazing and oil central heating, this well-presented home is ideal for a range of buyers including families, retirees and those seeking a conveniently located home close to local amenities.

KEY FEATURES

- Attractive three-bedroom semi-detached bungalow
- The generously proportioned living room is flooded with natural light from a large front-facing window
- Spacious kitchen with integrated appliances and space for table and chairs
- Stylish modern shower room with large walk-in shower
- uPVC double glazed windows and oil central heating
- Enclosed rear garden laid mainly to lawn and garden shed
- Private driveway for up to two cars, providing off-street parking
- School catchment area for Papdale Primary School and Kirkwall Grammar School

EXTRAS

All floor and window coverings are included in the sale price.

Offers Over £225,000

The accommodation comprises a welcoming and bright central hallway providing access to all rooms. The generously proportioned living room is flooded with natural light from a large front-facing window, creating a comfortable and inviting space for relaxing and entertaining.

The kitchen offers an excellent range of fitted units and includes an integrated hob, oven and extractor hood. There is ample space for a dining table and chairs, making it an ideal everyday family kitchen.

There are three spacious double bedrooms, each benefiting from built-in wardrobes providing excellent storage. The stylish modern shower room has been upgraded to a high standard and features contemporary fixtures and fittings, including a large walk-in shower and vanity storage.

Externally, the property enjoys a private rear garden laid mainly to lawn, providing a secure and easily maintained outdoor space. A timber garden shed offers useful storage and there is a seating area to the side of the property, perfect for outdoor dining and enjoying the warmer months. A private driveway provides off-street parking for two vehicles.





5 Royal Oak Court

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LOCATION

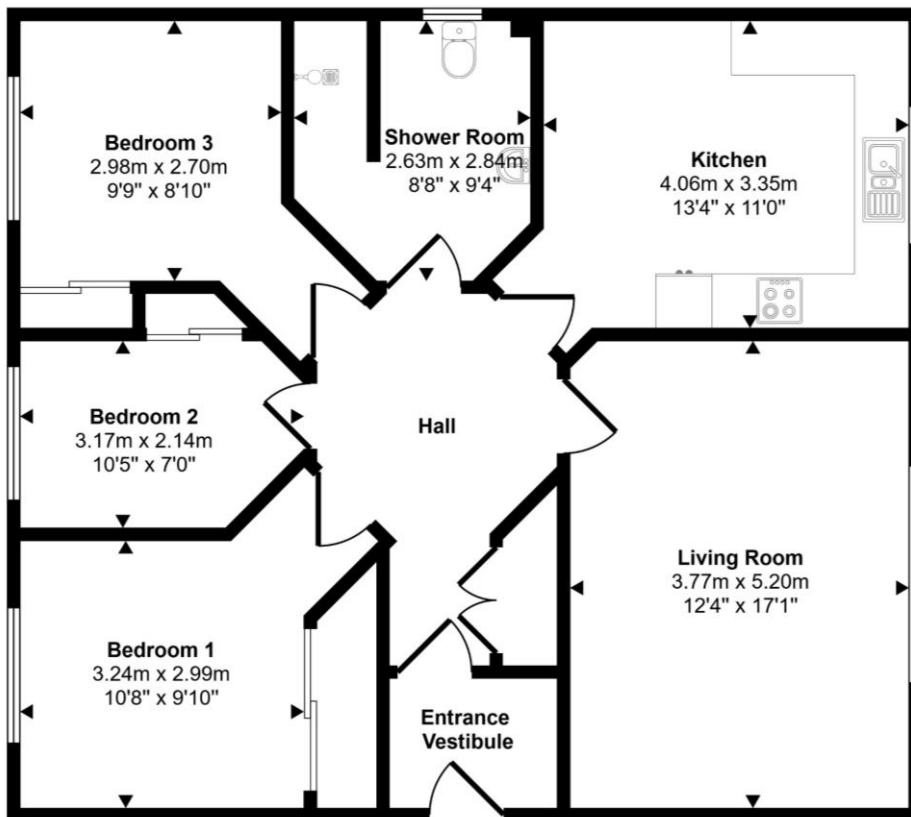
Situated within the popular Royal Oak Court residential development in Kirkwall, 5 Royal Oak Court enjoys a convenient and desirable location on the outskirts of Orkney's capital town. The property lies within a quiet, established cul-de-sac of predominantly modern family homes and benefits from easy access to a wide range of local amenities.

Kirkwall town centre is a short distance away and offers an excellent selection of shops, supermarkets, cafés, restaurants, schools, healthcare facilities, and leisure amenities. The town is home to the historic St Magnus Cathedral, harbour area, and a variety of cultural attractions.



What3words : ///standards.skipped.autumn





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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.

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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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.