



Havnly's

 **LOW'S**

2 Coastguard Houses, Cromwell Road,
Kirkwall, KW15 1LN

 3 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

Havnyl's is an attractive three-bedroom period home occupying a desirable position on Cromwell Road in Kirkwall with beautiful sea views. Full of character and complemented by neutral décor throughout, the property offers spacious accommodation including a dual-aspect living and dining room, three bedrooms, a dressing room and en-suite to the principal bedroom, together with a garden and useful garden shed. Bedroom two and three enjoy lovely views over the bay, adding to the appeal of this charming home.

KEY FEATURES

- UPVC framed double glazed windows
- Electric storage heating and open fire in living room
- Neutral décor throughout and period features
- Dual aspect living and dining room
- Kitchen with integral fridge and dishwasher
- Utility room
- WC on ground floor
- Master bedroom with built in wardrobes, dressing room and en-suite bathroom
- Bedroom 2 with views over bay and built in storage
- Bedroom 3 on second floor
- Garden to lawn and shed with power



Offers Over £185,000

The dual-aspect living and dining room provides a generous and welcoming space for both relaxing and entertaining. An open fire creates an attractive focal point, while the neutral décor throughout provides a bright and versatile backdrop.

The kitchen is fitted with a range of units, while a separate utility room provides additional practical space. A WC on the ground floor adds further convenience.

The first floor provides two bedrooms. The principal bedroom benefits from built-in wardrobes, a separate dressing room and an en-suite bathroom, providing a comfortable and private retreat. Bedroom two benefits from built-in storage and enjoys attractive views over the bay.

A further third bedroom is located on the second floor, offering excellent flexibility for family accommodation, guests or those requiring space for home working or hobbies.

Externally, the property benefits from a garden laid to lawn, together with a useful garden shed with power, providing valuable additional storage.

EXTRAS

Floor coverings, blinds, curtains, 3 mirrors and sofa bed are included in the sale price.





LOCATION

Situated within Kirkwall with beautiful sea views, Havnly's is conveniently placed for enjoying the wide range of amenities available within Orkney's main town, including shops, supermarkets, cafés, restaurants, schools, healthcare and leisure facilities. The town's historic centre and picturesque harbour are also readily accessible.

/// What3words : [///bungalows.mute.twinkled](https://www.what3words.com/#!/bungalows.mute.twinkled)



Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors — all under one roof.

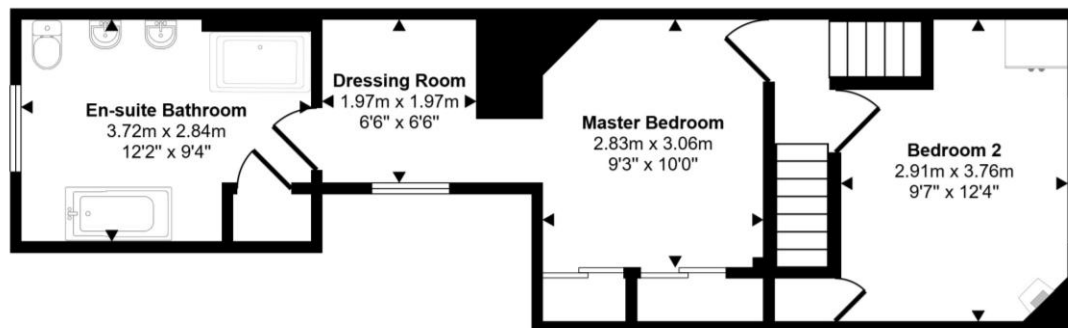


Viewing

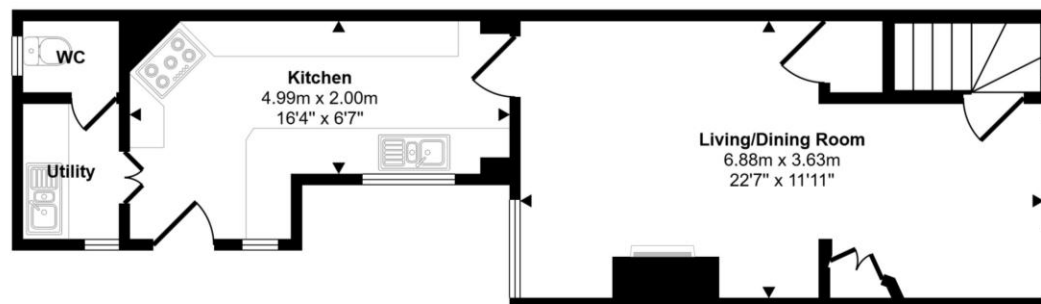
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



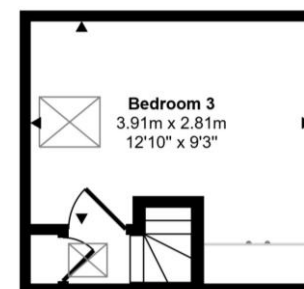
All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



First Floor



Ground Floor



Second Floor

Services	Council Tax Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 80 Mbps Mobile Network – Vodafone, O2, EE & Three	C	E	Early 2027