



1 Torness

Kirkwall, KW15 1UU

 **LOW'S**

 4 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

Situated in a popular residential area of Kirkwall, 1 Torness is a well-presented 4-bedroom semi-detached home occupying a generous corner plot with substantial enclosed garden grounds. The property offers bright, versatile accommodation throughout and would make an ideal purchase for first-time buyers, families or those seeking a home with excellent outdoor space.

KEY FEATURES

- Well-presented 4-bedroom semi-detached home
- Bright and spacious living room
- Well-proportioned kitchen with integrated appliances and space for table and chairs
- WC on ground floor and family bathroom on first floor
- Utility/storage cupboard with power and plumbing for a washing machine
- Air source heating and external insulation
- Large enclosed garden space with garden shed
- Public parking close by
- School catchment area for Papdale Primary School and Kirkwall Grammar School

EXTRAS

All contents at date of sale are included in the sale price.

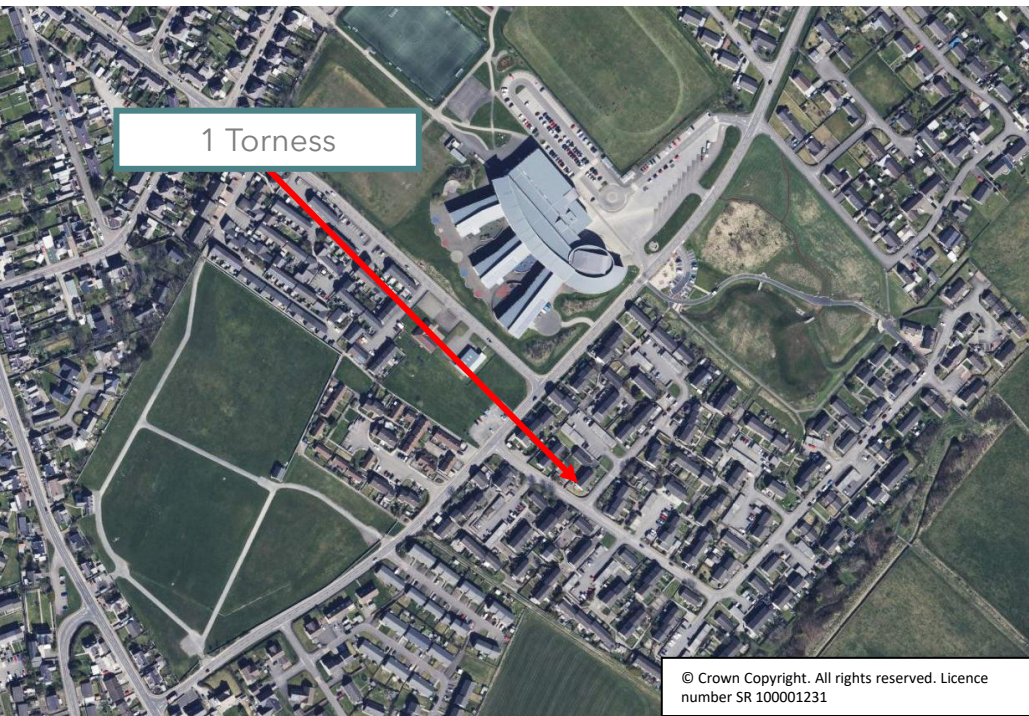
Offers Over £185,000

The ground floor comprises a welcoming entrance hall, a spacious living room filled with natural light, and a well-proportioned kitchen providing ample space for everyday family living. A useful utility/storage room offers extensive shelving and a practical space, a single sized bedroom and a convenient WC completes the ground floor accommodation.

On the first floor, there are three well-proportioned bedrooms, including two generous double bedroom with built-in wardrobe storage. The modern family bathroom has been attractively finished with contemporary wall panelling and features a bath with electric shower over, WC and wash hand basin. Neutral décor throughout creates a bright and inviting atmosphere, allowing purchasers to move in with minimal further work required.

Externally, the property enjoys an impressive corner plot with a large enclosed lawned garden, providing excellent space for families, pets and outdoor entertaining. A paved patio area front and rear offers the perfect spot for outdoor seating and dining, while established boundary planting enhances privacy. The generous outdoor space is a standout feature of the property and offers excellent potential for further landscaping.





LOCATION

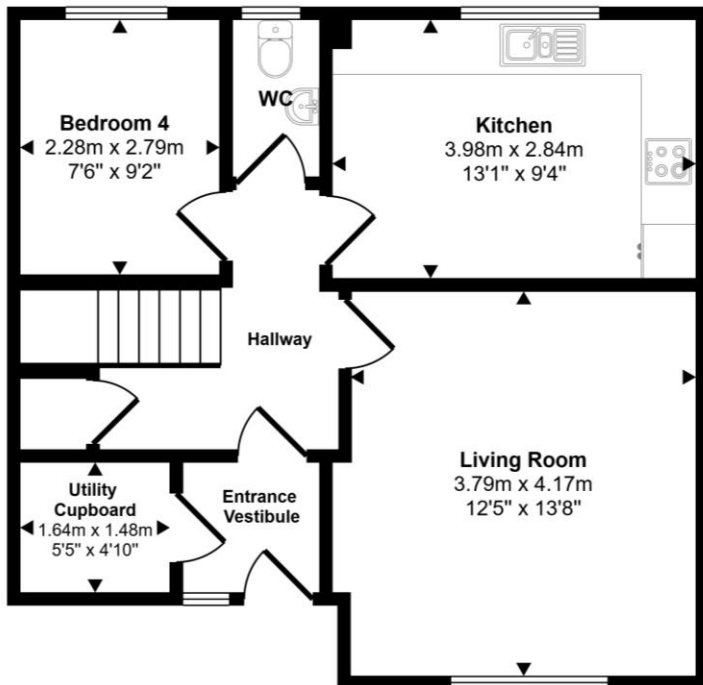
Torness is a well-established and popular residential area within the town of Kirkwall, Orkney's capital. The property is conveniently positioned within easy reach of a wide range of local amenities including shops, supermarkets, cafés, restaurants, schools and healthcare facilities. Kirkwall town centre, with its historic streets, leisure facilities and transport links, is readily accessible.

This area is particularly well suited to families and professionals, offering a quiet residential setting while remaining close to the heart of the town.

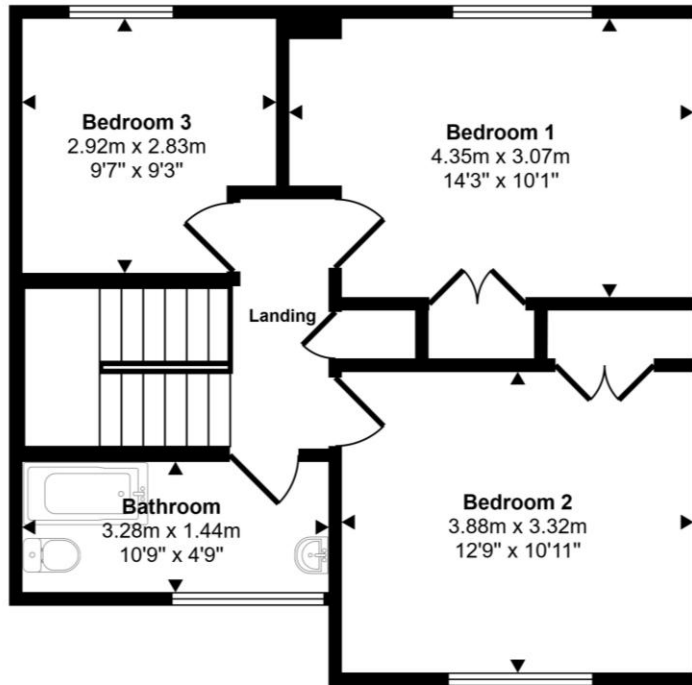


What3words : [///stirs.reckons.broom](https://www.what3words.com/stirs.reckons.broom)





Ground Floor
Approx 50 sq m / 541 sq ft



First Floor
Approx 50 sq m / 540 sq ft

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 C	Band D	Flexible



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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.

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.