



Stangabreck

Old Scapa Road, Kirkwall, KW15 1BB

 **LOW'S**



4-5 Bed



2 Bath



2 Public



TAKE A LOOK INSIDE

Stangabreck is a spacious and well-presented four/five-bedroom detached family home situated in a sought-after residential location on the outskirts of Kirkwall. Offering generous accommodation over three levels, this attractive property is complemented by a private driveway, substantial garage with workshop, and beautifully maintained enclosed garden grounds to the front and rear.

KEY FEATURES

- Spacious and well-presented four/five-bedroom detached family home
- Four double sized bedrooms and a single sized bedroom/office
- Bright and spacious living room leading to the sun-room overlooking the rear garden
- Large kitchen/diner with integrated appliances
- Fitted solar panels, reducing your electricity bills
- UPVC framed windows and oil central heating
- Modern fitted shower room on first floor
- Enclosed rear garden with patio and decking area
- School catchment area for Glaitness Primary School and Kirkwall Grammar School

EXTRAS

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



Offers Over £320,000

The accommodation is entered via a welcoming hallway which provides access to the principal living areas. The bright and spacious kitchen/diner offering excellent space for family dining and everyday living. The comfortable living room enjoys a relaxing atmosphere and leads through to a delightful sunroom, flooded with natural light and providing views over the garden. A convenient ground floor WC completes the accommodation at this level.

On the first floor are two generous double bedrooms, both benefiting from fitted wardrobes, together with a versatile single bedroom which could equally serve as a home office or study. A modern shower room is fitted with contemporary sanitary ware, while a useful utility cupboard and two additional storage cupboards provide excellent practicality.

The second floor offers two further double bedrooms, making this an ideal home for larger families or those requiring flexible accommodation.

Externally, the property is approached via a private brick-paved driveway providing ample off-street parking. A large detached garage offers excellent storage and workshop space. To the front of the property is a neatly maintained lawn area.

The rear garden is a particular feature of the property, being fully enclosed and predominantly laid to lawn, creating a safe and attractive outdoor environment. A patio area and decking area provide excellent spaces for outdoor dining, entertaining and enjoying the garden surroundings.







LOCATION

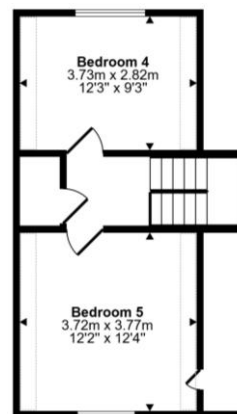
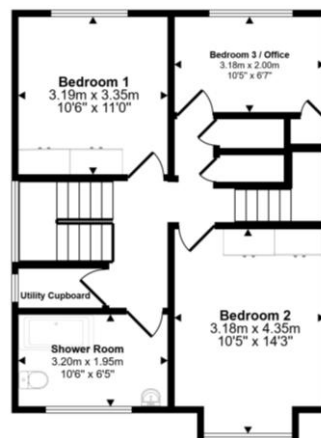
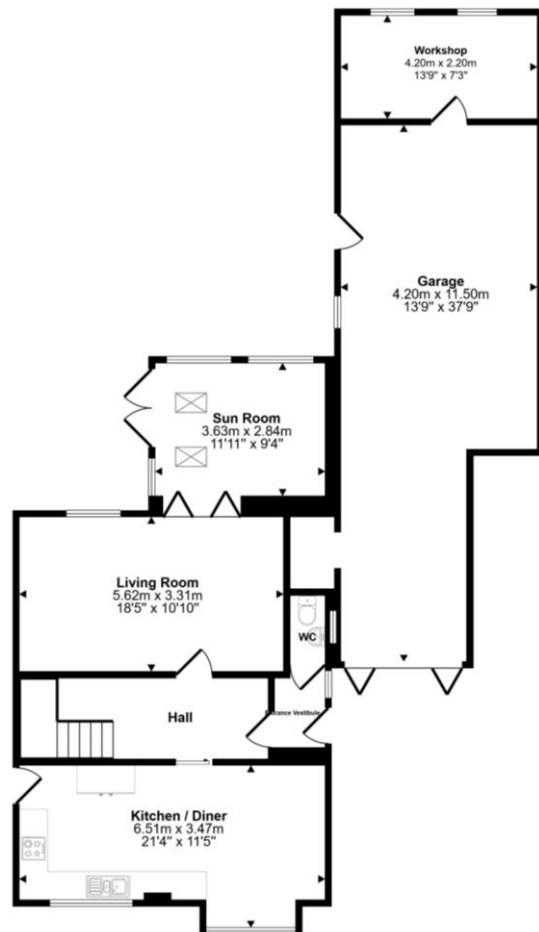
Stangabreck is located on Old Scapa Road, a desirable residential area on the south side of Kirkwall. The property is conveniently situated within easy reach of the town centre and its excellent range of amenities, including shops, schools, healthcare facilities, leisure services and transport links, while also benefiting from quick access to the scenic coastline and countryside of Orkney Mainland.



What3words : [///tiptoes.gone.composes](https://www.what3words.com/#!/en/:::tiptoes.gone.composes)







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 E	Band C	Flexible



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.

www.lowsorkney.co.uk

[Lows Facebook Page](#)

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.