



3 Kirklands Road

Kirkwall, KW15 1EU

 **LOW'S**

 2 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Situated within a popular residential area of Kirkwall, this two-bedroom semi-detached house offers comfortable accommodation over two levels and benefits from enclosed gardens to the front and rear, together with a private driveway and generous outdoor storage.

KEY FEATURES

- Two-bedroom semi-detached home in popular residential area
- Spacious dual aspect living room with solid fuel fire
- Two well-proportioned double bedrooms
- Bathroom fitted with white suite and electric shower over a P-shaped bath
- Wooden framed double-glazed windows and oil central heating
- Enclosed front and rear garden
- Private driveway at the rear of the property
- School catchment area for Papdale Primary School and Kirkwall Grammar School

EXTRAS

All floor and window coverings, cooker and shed included in the sale price.

Offers Over £165,000

The accommodation on the ground floor comprises a bright and spacious dual-aspect living room, featuring a solid fuel stove set within an attractive fireplace, creating a welcoming focal point to the room. The kitchen enjoys pleasant views over the rear garden and provides ample worktop and storage space. Completing the ground floor is the entrance hallway, which provides access to the staircase leading to the first-floor accommodation.

The first floor comprises two well-proportioned double bedrooms. The principal bedroom benefits from fitted cupboards and wardrobe storage, whilst the second double bedroom includes a built-in cupboard. The family bathroom is fitted with a white suite and features an electric shower over a P-shaped bath.

The property benefits from oil-fired central heating and wooden-framed double glazed windows throughout.

Externally, the property enjoys enclosed gardens to both the front and rear. The rear garden provides a good degree of privacy and includes a large garden shed, together with access to a private driveway offering off-street parking.





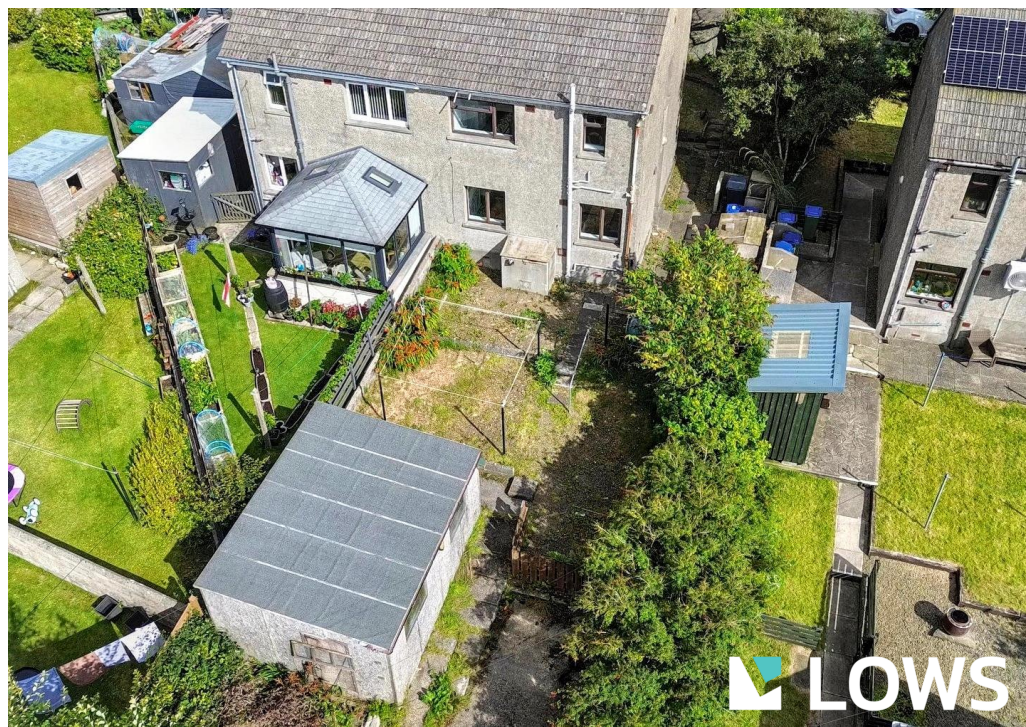
3 Kirklands Road

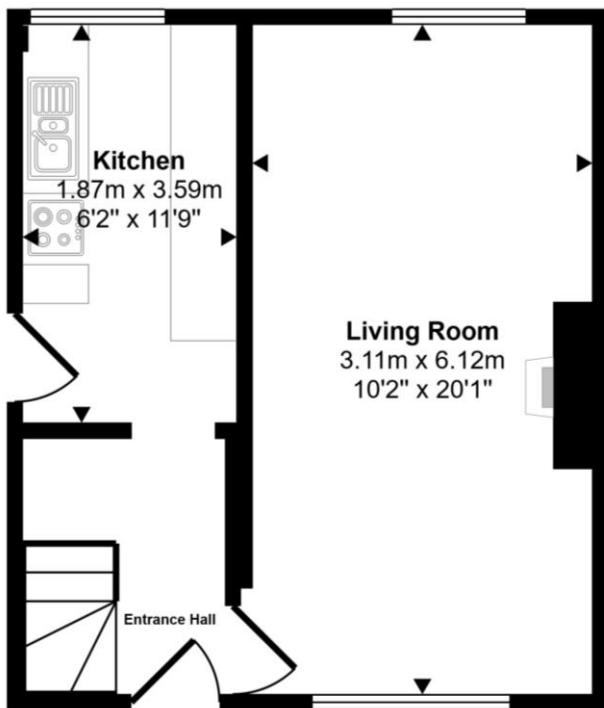
LOCATION

3 Kirklands Road is situated within a well-established residential area on the western side of Kirkwall, the capital of Orkney. The property lies in the Kirklands/Pipersquoy neighbourhood, a predominantly residential district located approximately 0.5 miles south-west of Kirkwall town centre. The area benefits from convenient access to local amenities, schools, healthcare facilities, supermarkets, and public transport links.

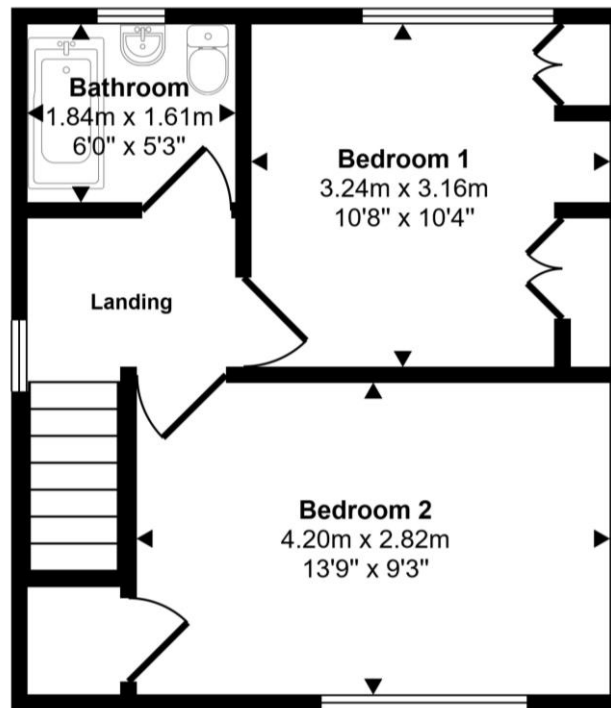


What3words : ///inflates.parked.topples





Ground Floor - Approx 32 sq m / 339 sq ft



First Floor - Approx 32 sq m / 341 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 B	Band E	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.

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.