



# 19 Royal Oak Road



Kirkwall, KW15 1RF

 2 Bed

 1 Bath

 1 Public



## TAKE A LOOK INSIDE

Situated within a popular residential area of Kirkwall, 19 Royal Oak Road is a well-presented two-bedroom semi-detached bungalow offering comfortable single-storey living, generous outdoor space and excellent storage facilities.

## KEY FEATURES

- Well presented two-bedroom semi-detached bungalow
- Bright and spacious living room
- Kitchen with space for table and chairs
- Wet room style shower room
- Two double bedrooms, one benefiting from a built-in wardrobe
- Electric storage heating
- Private driveway allowing off-street parking
- Two garden sheds providing excellent storage facilities
- Generous garden grounds at front and rear, laid mostly to lawn
- School catchment area for Papdale Primary School and Kirkwall Grammar School

## EXTRAS

All floor and window coverings and sheds are included in the sale price. All contents could be available by separate negotiation.

Offers Over £190,000

The accommodation comprises a welcoming kitchen, a bright and spacious living room with large windows allowing an abundance of natural light, two double bedrooms, one of which benefits from a built-in wardrobe, and a wet room-style shower room designed for practicality and ease of access.

Externally, the property enjoys a private driveway providing off-street parking and two garden sheds offering useful storage for tools, outdoor equipment and gardening essentials. To the front and rear, the property boasts generous garden grounds, predominantly laid to lawn and bordered by established shrubs and hedging. The enclosed rear garden provides an attractive outdoor space with ample room for gardening, recreation or simply enjoying the open outlook towards the surrounding countryside.

This appealing bungalow would be ideal for a range of purchasers, including first-time buyers, those looking to downsize, or anyone seeking an easily maintained home within easy reach of Kirkwall's amenities.



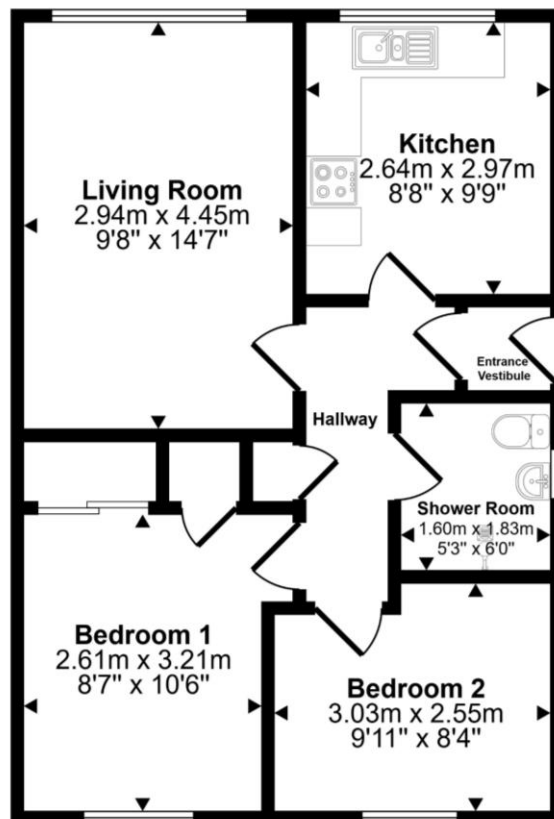


## LOCATION

19 Royal Oak Road enjoys a convenient location within a well-established residential area on the edge of Kirkwall, Orkney's principal town. The property is within easy reach of a wide range of local amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure amenities.

/// What3words : ///grounded.zinc.back





Approx Gross Internal Area 50sq m / 536 sq ft

| Services                                                                                                             | Council Tax / Rating | EPC Rating | Date of Entry |
|----------------------------------------------------------------------------------------------------------------------|----------------------|------------|---------------|
| Mains Water<br>Mains Electricity<br>Mains Drainage<br>Broadband Speed - 70 Mbps<br>Mobile Network - Vodafone, EE, O2 | Band C               | Band D     | Flexible      |



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Viewing

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2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.