



16 Meadowbank,

Kirkwall, KW15 1QJ

 **LOW'S**

 3 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

A well-presented three-bedroom end of terrace property enjoying a lovely open outlook over the Meadowbank pitch. Offering bright and spacious accommodation, an enclosed low-maintenance rear garden and residents' parking, 16 Meadowbank is ideally situated close to both Kirkwall Grammar School and Papdale Primary School, making it an excellent choice for families.

KEY FEATURES

- 3 bedrooms
- Bright dual-aspect living/dining room
- Kitchen with door leading out to the enclosed rear garden
- Bathroom upstairs
- WC downstairs
- UPVC double glazed windows
- Dimplex Quantum storage heaters
- Enclosed rear garden with raised borders, low maintenance artificial grass and a garden shed
- Papdale Primary School and Kirkwall Grammar School catchment area

EXTRAS

Floor coverings and blinds are included in the sale price.

Offers Over £170,000

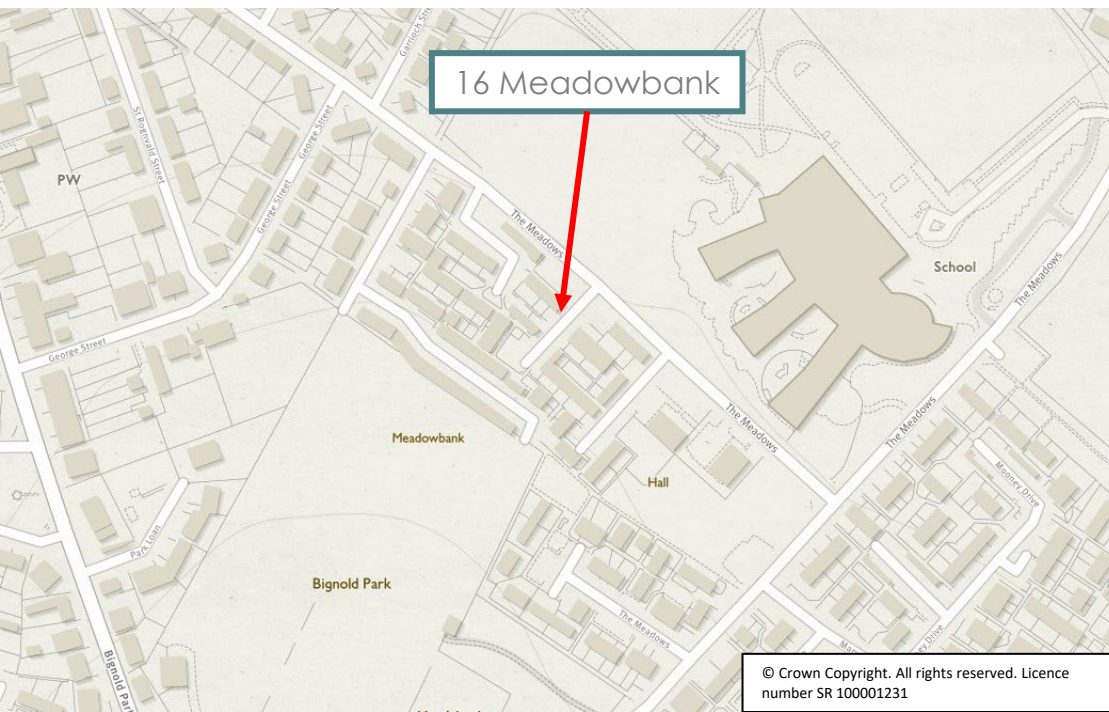
16 Meadowbank offers well-proportioned accommodation over two levels and is presented in good order throughout, providing a comfortable and practical family home.

On the ground floor, the bright dual-aspect living/dining room provides a welcoming and versatile space, with plenty of natural light. The sunny kitchen has a door leading directly to the enclosed rear garden, while a convenient WC and useful understairs storage cupboard complete the downstairs accommodation. Upstairs, there are three bedrooms, a bathroom with a shower over the bath, and a handy airing cupboard.

Externally, the enclosed rear garden has been designed for ease of maintenance and features artificial grass, raised borders and a useful garden shed. To the front of the property is a residents' car park, providing convenient parking.

The property benefits from UPVC double-glazed windows and Dimplex Quantum storage heaters. Its location is particularly appealing for families, with Kirkwall Grammar School and Papdale Primary School both within close proximity, while the wider amenities of Kirkwall are easily accessible.

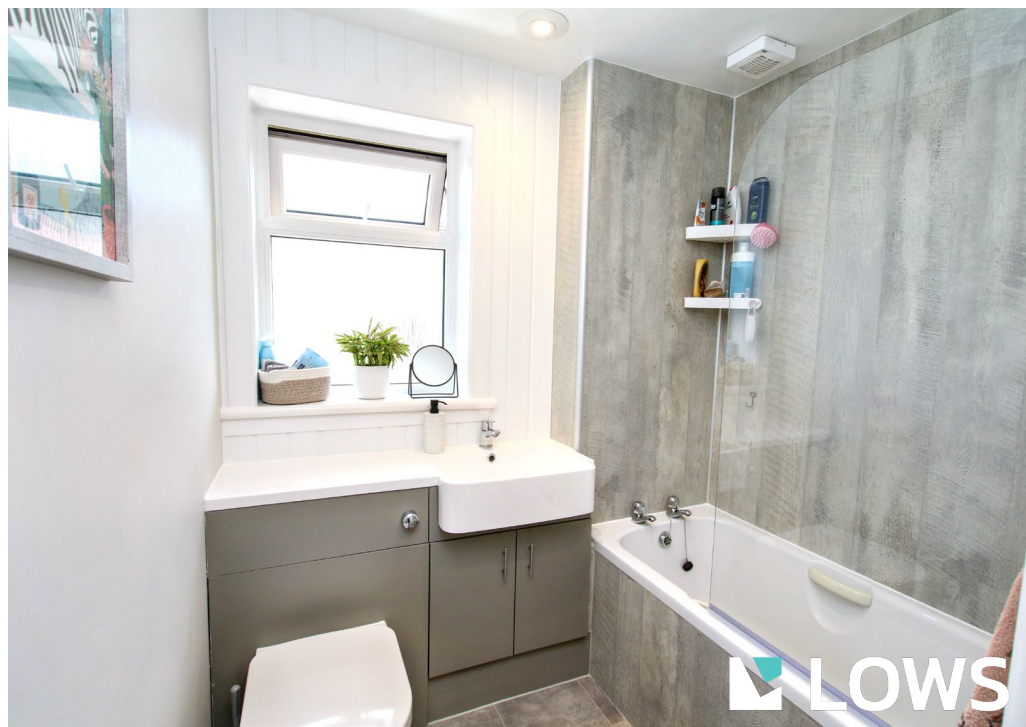




LOCATION

Meadowbank is a popular residential area, close to Papdale Primary and Kirkwall Grammar school and all of Kirkwall's amenities.

/// What3words : ///receiving.tunnel.wharfs



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.

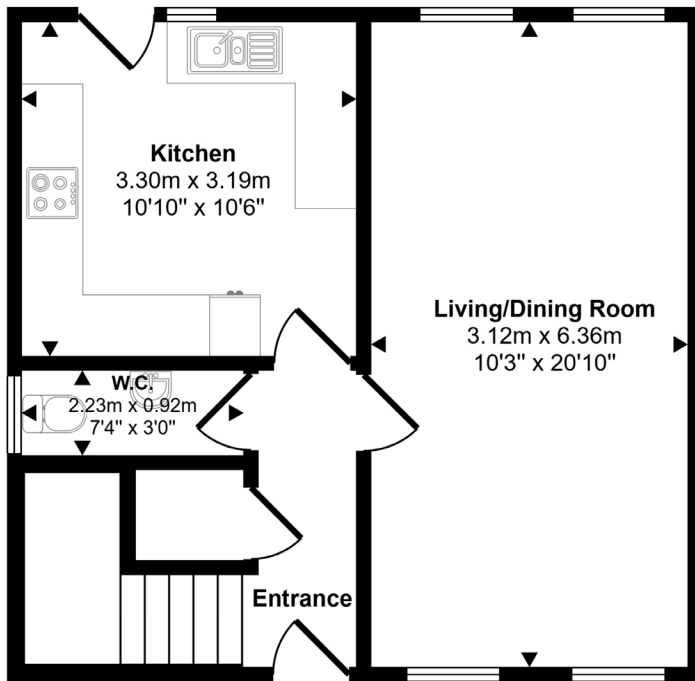


Viewing

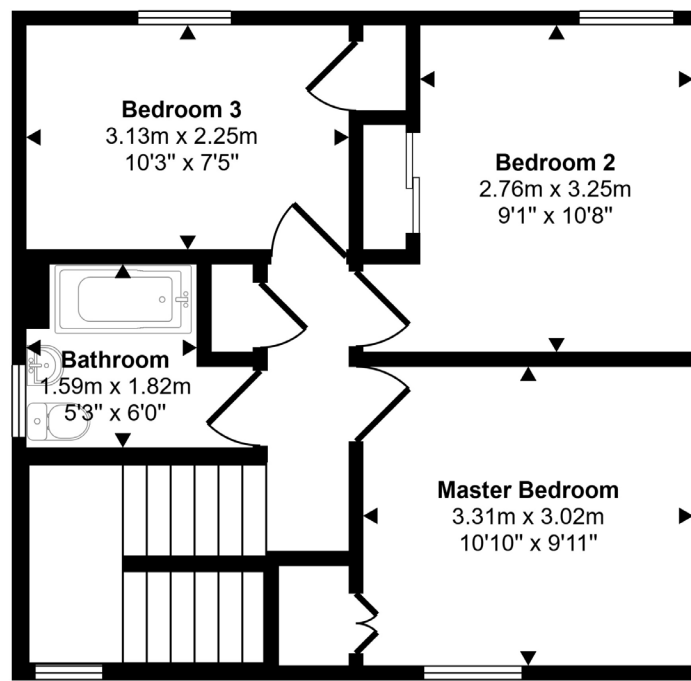
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



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



Ground Floor
Approx 42 sq m / 449 sq ft



First Floor
Approx 43 sq m / 459 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains drainage Broadband Speed – 80 Mbps Mobile Network – EE, O2, Three, Vodafone	Band B	Band D	Flexible