

16 Meadowbank,

LOWS

Kirkwall, KW15 1QJ

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.

Fixed Price £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.

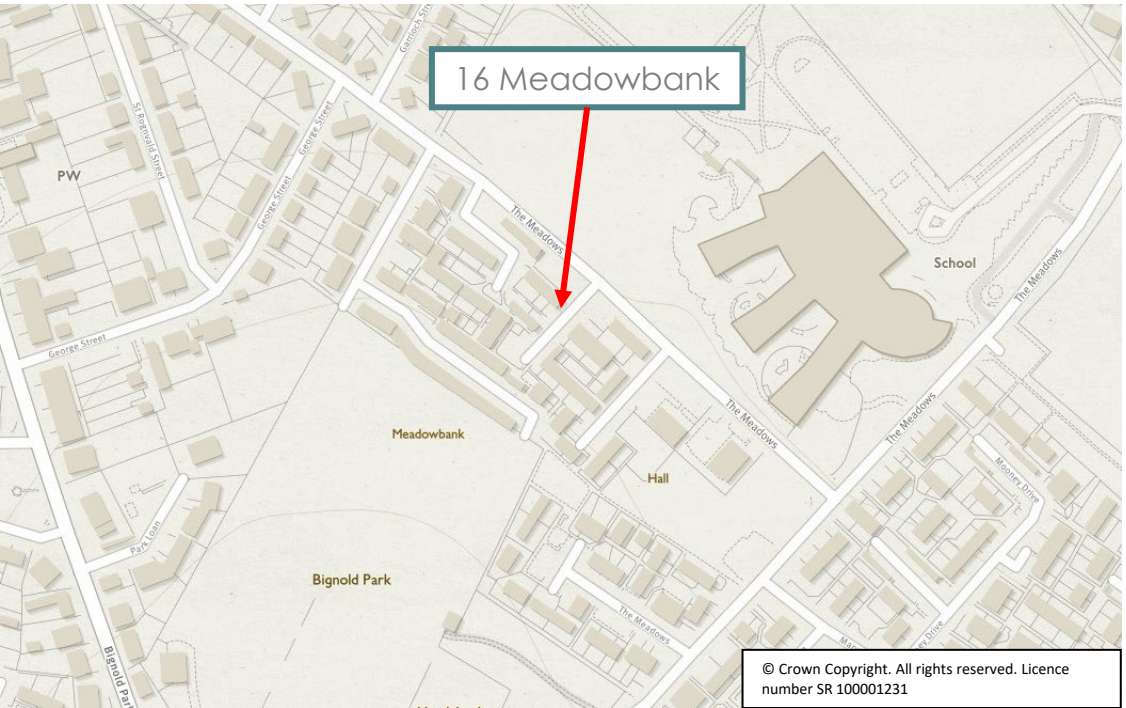






LOWS





LOCATION

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

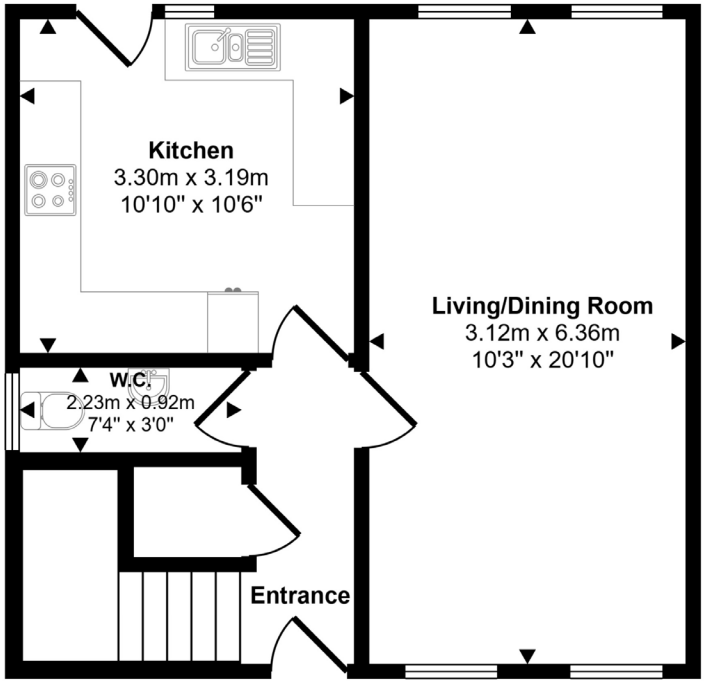
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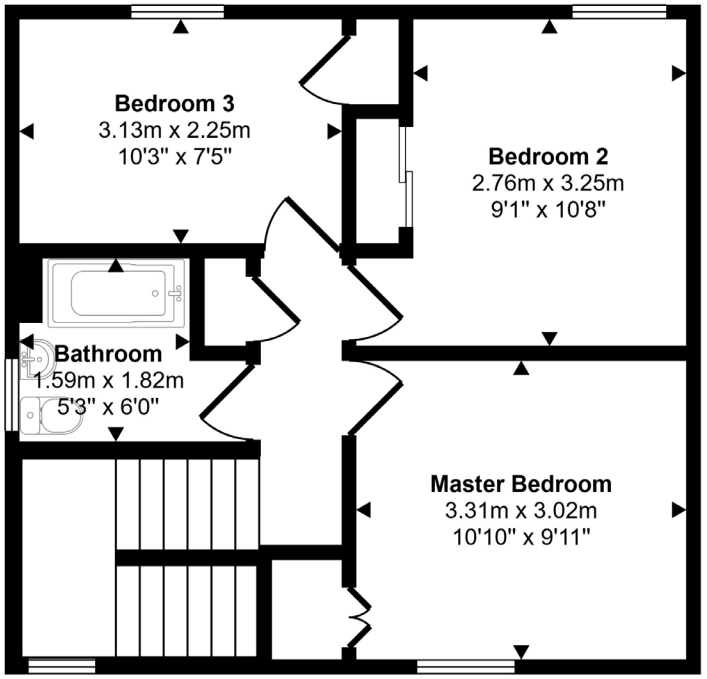






Ground Floor

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

LOWS

Thinking about selling?

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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.

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.