



Cedarlea,

 **LOW'S**

Holm Road, Kirkwall, KW15 1PY

 6 Bed

 2 Bath

 3 Public



TAKE A LOOK INSIDE

Cedarlea is an impressive and substantial property occupying a superb central location in Kirkwall. Offering a rare combination of scale, versatility and outdoor space, the property comprises a grand six-bedroom main house together with two self-contained flats, one one-bedroom and one two-bedroom. Properties of this scale and with such flexibility rarely come to the market in such a central location.

KEY FEATURES

- Spacious 6 bedroom house, plus 2 self-contained flats
- Generous living space with a living room, dining/family room and a sunroom.
- Kitchen/diner and separate utility room/store
- 2 shower rooms
- UPVC double glazing
- Mixture of oil-fired central heating and electric heating
- Large enclosed garden, garden store and greenhouse with mature grapevine
- Private tarred driveway with 2 garages
- Papdale Primary School and Kirkwall Grammar School catchment areas

EXTRAS

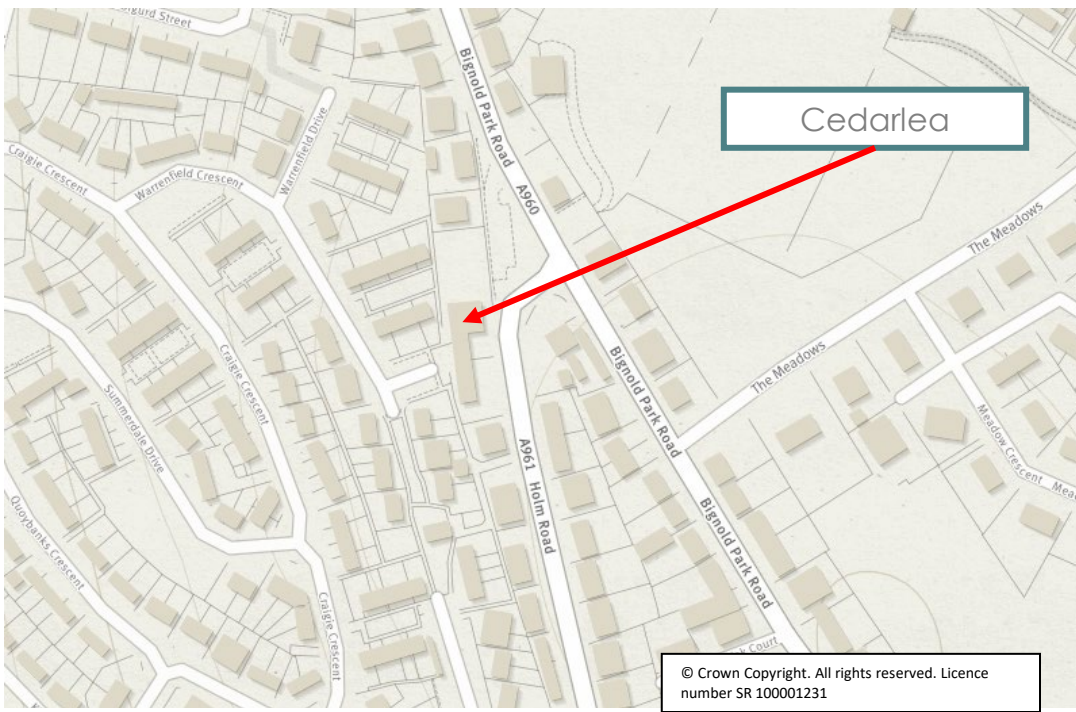
Floor coverings, blinds and any remaining pieces of furniture are included in the sale price.

Offers Over £450,000

The main house is arranged over two floors and retains a number of attractive original features, including decorative coving and fireplaces. Generously proportioned rooms, many with dual-aspect windows, create a bright and airy feel throughout. While the property would benefit from modernisation, it presents an excellent opportunity to create a truly impressive family home. On the ground floor, the accommodation includes an entrance vestibule, spacious dual-aspect living room, a dining/family room, kitchen/diner, utility room, sunroom, shower room and a double bedroom. The first floor provides a further five bedrooms, a shower room and a second kitchen. The two self-contained flats have their own entrance door and provide a valuable additional element to the property. Subject to the necessary consents, they could offer the potential for long or short-term letting, providing an income stream, or could be ideally suited to multi-generational living, dependent on the purchaser's requirements. Outside, Cedarlea enjoys a large, enclosed garden, predominantly laid to lawn and complemented by mature shrubs and established borders. A private tarred driveway leads to two garages. There is also a useful garden store and a greenhouse, complete with a mature grape vine.







LOCATION

Cedarlea is located on Holm Road in Kirkwall, adjacent to Bignold Park. This is a popular residential area with convenient access to the town centre and local amenities.



What3words : [///airbrush.absorbing.cloud](https://www.what3words.com/airbrush.absorbing.cloud)



Flat 1



Flat 2

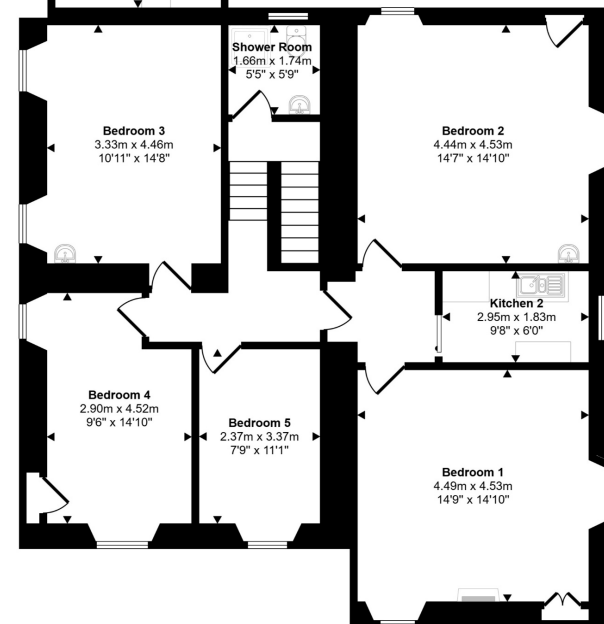
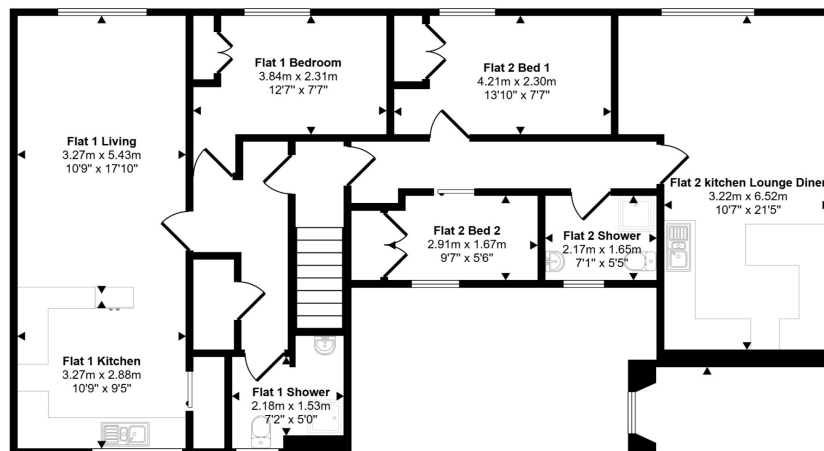


Flat 1

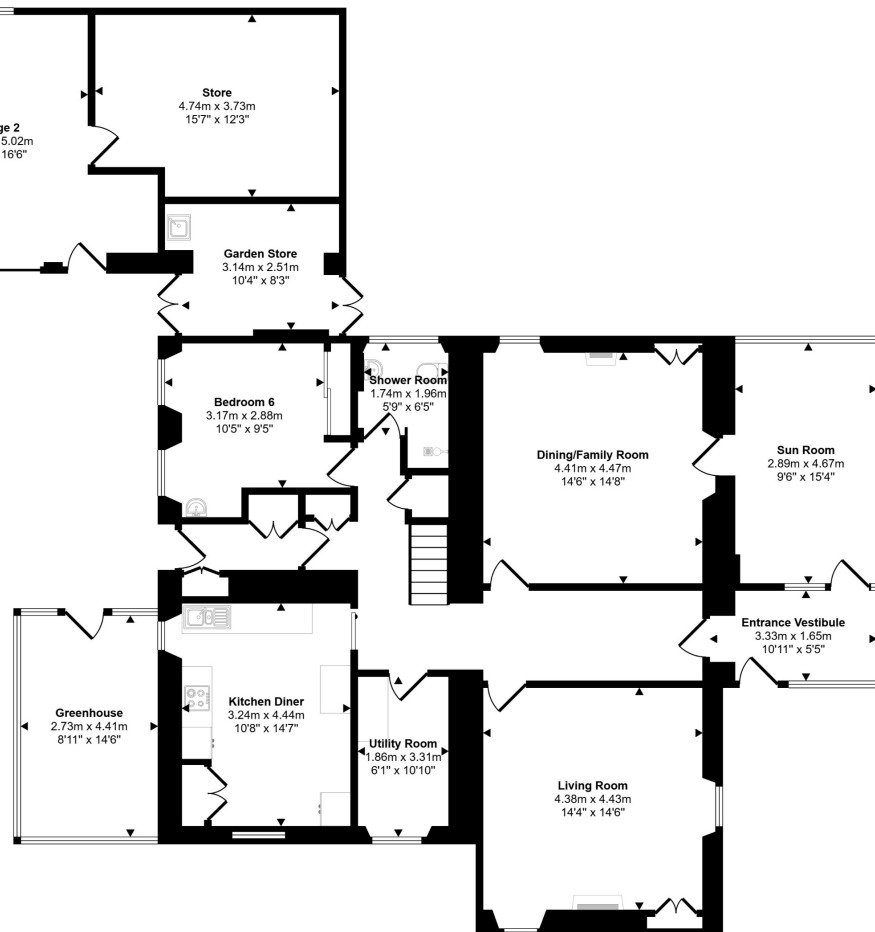


Flat 2

First Floor



Ground Floor





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.

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 50 Mbps Mobile Network – EE, O2, Three, Vodafone	Main House – Band F Flat 1 – Band A Flat 2 – Band A	Band E	Flexible

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.