

20 Torness

LOWS

Kirkwall, KW15 1UU

3 Bed | 1 Bath | 1 Public





TAKE A LOOK INSIDE

Situated within an established residential area, this well-presented three-bedroom terraced house offers comfortable family accommodation over two levels. The accommodation comprises a spacious sitting room, modern fitted kitchen, three bedrooms and family bathroom, complemented by easily maintained gardens to the front and rear. The property is conveniently located within easy reach of local schooling, amenities and Kirkwall town centre.

KEY FEATURES

- Well presented three-bedroom terraced house
- Bright and spacious living room
- Modern fitted kitchen with integrated appliances
- Two double bedrooms and a single bedroom, one benefiting from a build-in wardrobe
- Air source air to water heating and uPVC framed double glazed windows
- Bathroom with P-shaped bath and electric shower over
- Front and rear gardens laid to lawn
- School catchment area for Papdale Primary School and Kirkwall Grammar School

EXTRAS

All floor and window coverings, integrated appliances are included in the sale price.

Offers Over £170,000

The accommodation comprises an entrance vestibule with a large under-stair storage cupboard, leading through to a bright and welcoming living room with a large front-facing window creating an abundance of natural light. A hallway leads through to the modern fitted kitchen, which features an excellent range of wall and base units together with integrated appliances and ample worktop space.

On the first floor, the landing provides access to two generously sized double bedrooms, a single bedroom which is ideal as a child's room, home office or study, and a family bathroom fitted with a white suite and an electric shower over the bath.

Externally, the property enjoys enclosed garden grounds to the front and rear, both predominantly laid to lawn, providing attractive outdoor space for relaxation, gardening or family use.

Benefitting from air-to-water heating, external insulation and UPVC double glazed windows throughout, the property provides an energy-efficient home within easy reach of local amenities, schools and transport links.











LOCATION

20 Torness is situated within a popular and well-established residential area on the eastern side of Kirkwall, Orkney's principal town. The property enjoys a convenient location within easy reach of a wide range of local amenities, including supermarkets, schools, healthcare facilities, sports and leisure amenities, and the town centre with its selection of shops, cafés, restaurants, and professional services.

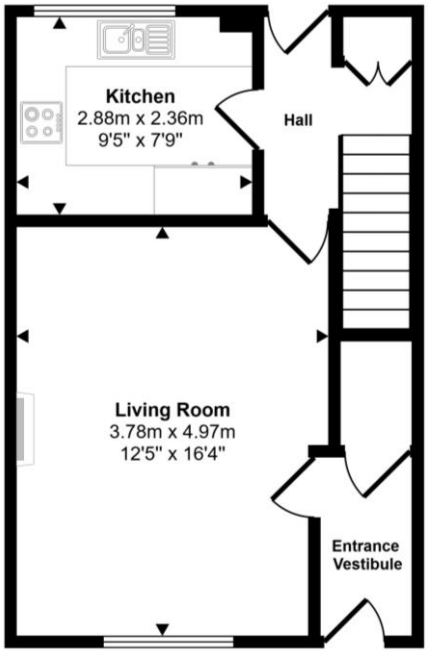
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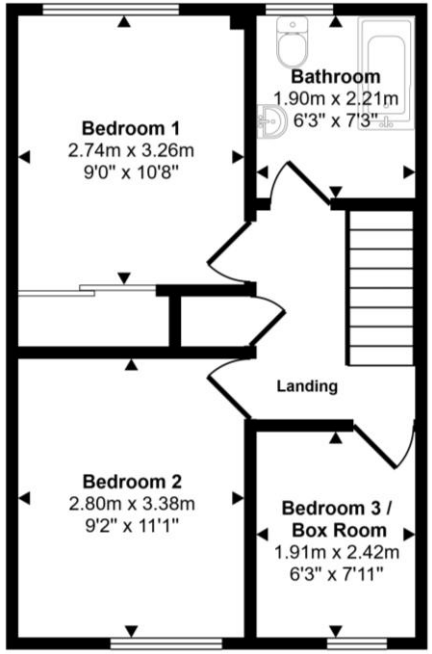





LOWS



Ground Floor
Approx. 36 sq m / 388 sq ft



First Floor
Approx. 36 sq m / 389 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 C	Flexible

LOWS

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.

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.