



8 Linklet,

Kirkwall, KW15 1UZ

 **LOW'S**

 3 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

8 Linklet is a well-presented 3-bedroom mid-terraced dwelling. On the ground floor is an entrance vestibule, spacious living room, a fully fitted kitchen and a large understairs storage cupboard. Upstairs are 3 bedrooms and a modern shower room. The property benefits from both front and rear gardens and a residents' car park.

KEY FEATURES

- Air to air heaters and an electric panel heater
- UPVC double glazed windows
- External insulation
- 3 bedrooms (2 double, 1 single)
- Spacious living room with large window overlooking the front garden
- Fully fitted kitchen overlooking the rear garden
- Modern shower room
- Low maintenance rear garden laid to chips with decking area and garden shed
- Residents' car park
- Papdale Primary School and Kirkwall Grammar School catchment area

Offers Over £170,000

8 Linklet, Kirkwall is a well-presented three-bedroom mid-terrace property offering spacious accommodation, excellent storage and a low-maintenance garden. The property benefits from external insulation, uPVC double-glazed windows and air-to-air heating. The ground floor comprises an entrance hallway with a large understairs cupboard, a spacious living room featuring a large picture window overlooking the front garden, and a fully fitted kitchen with the cooker included in the sale. A door from the rear hall provides access to the rear garden, which is laid to decorative chips and decking, creating an attractive outdoor seating area, complemented by a good-sized storage shed. Upstairs, there are two double bedrooms, both with built-in wardrobes, a smaller single bedroom and a modern shower room, with an additional airing cupboard on the landing. The insulated, partially floored attic is accessed via a pull-down ladder and provides further useful storage space. The property also benefits from access to a residents' car park, making this a practical and comfortable home with plenty to offer.

EXTRAS

Floor coverings, blinds, light fittings and cooker are included in the sale price.





LOCATION

Linklet is a well-established and popular residential area within the town of Kirkwall, Orkney's capital. The property is conveniently positioned within easy reach of a wide range of local amenities including shops, supermarkets, cafés, restaurants, schools and healthcare facilities. Kirkwall town centre, with its historic streets, leisure facilities and transport links, is readily accessible.

This area is particularly well suited to families and professionals, offering a quiet residential setting while remaining close to the heart of the town.



What3words : [///plastic.pollution.convines](https://www.what3words.com////plastic.pollution.convines)



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.

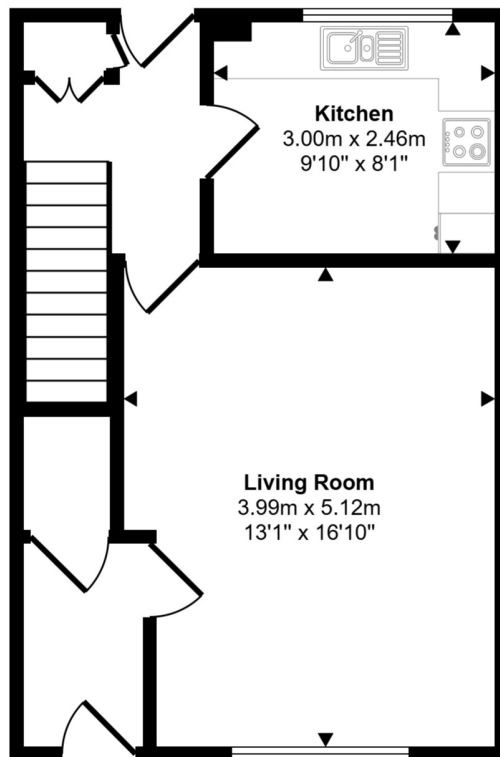


Viewing

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

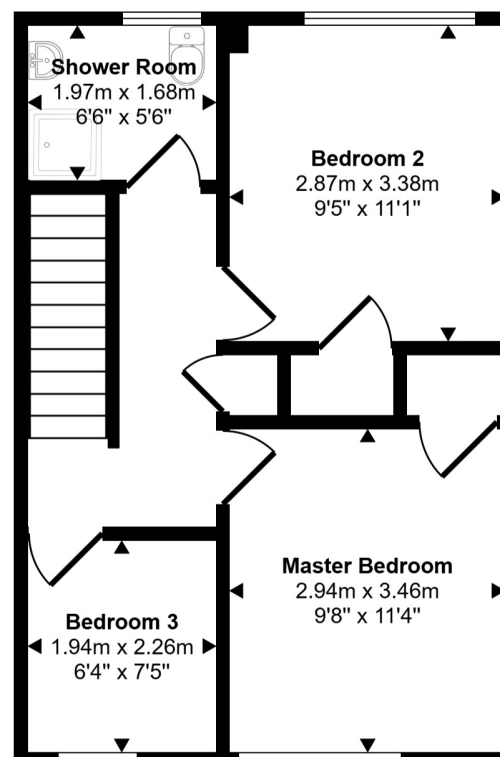


All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



Ground Floor

Approx 39 sq m / 418 sq ft



First Floor

Approx 39 sq m / 420 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 C	Flexible

www.lowsorkney.co.uk

[Lows Facebook Page](#)

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

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