



21 Buttquoy Park

Kirkwall, KW15 1JL

 **LOW'S**

 1 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Situated within a well-established residential area of Kirkwall, 21 Buttquoy Park is a one-bedroom mid-terraced bungalow offering comfortable, single-level accommodation. The property would make an ideal purchase for first-time buyers, those looking to downsize, or anyone seeking an easily maintained home within convenient reach of local amenities, services and transport links.

KEY FEATURES

- One-bedroom mid-terraced bungalow
- Spacious entrance hall with two storage cupboards
- Bright open-plan kitchen and living area
- Double bedroom with built-in wardrobe
- Wet room-style shower room
- Dimplex Quantum electric storage heating & electric panel heater
- Small garden to front and rear
- Extensive sharded lawned grounds to the rear
- Central Kirkwall location

EXTRAS

All floor and window coverings, white goods and most furniture are included in the sale price.

Offers Over £120,000

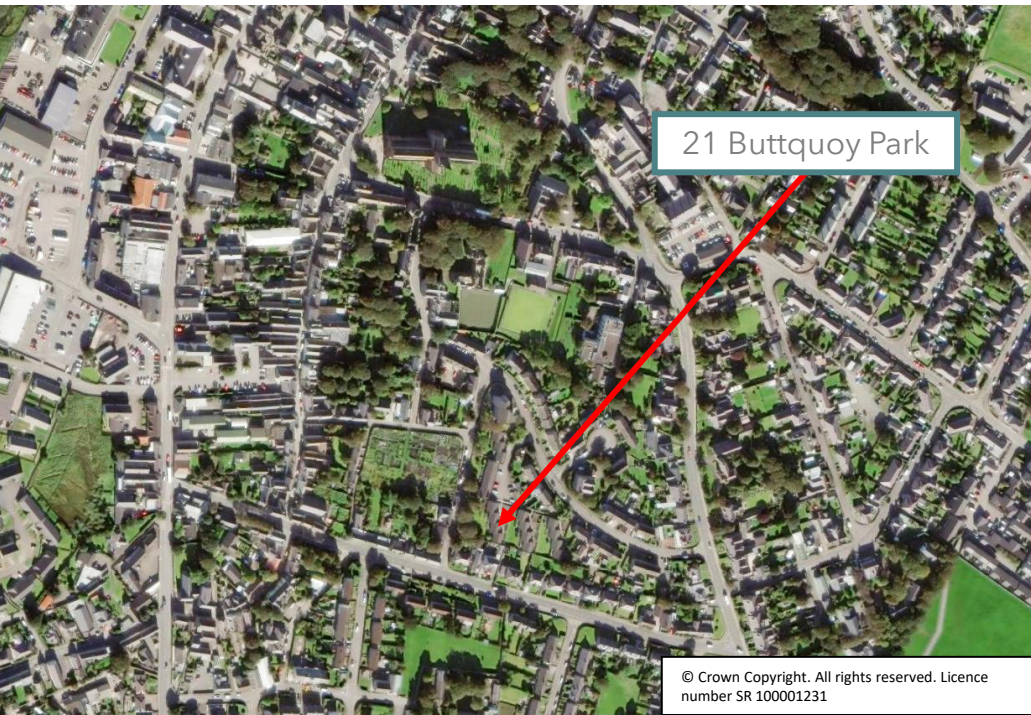
The accommodation comprises a spacious entrance hall which provides access to all rooms and benefits from two useful storage cupboards. The bright open-plan living room and kitchen create a sociable living space, with a door leading directly to the rear garden area. The kitchen offers ample worktop and storage space, while the living area enjoys a pleasant outlook over the communal grounds.

The generously proportioned double bedroom benefits from a built-in wardrobe, providing excellent storage. Completing the accommodation is a practical wet room-style shower room, designed for ease of access and everyday convenience.

Heating is provided by modern Dimplex Quantum electric storage heaters, complemented by an electric panel heater within the bedroom and electric towel rail in the shower room.

Externally, the property enjoys a small garden area to the front and rear. A particular feature is the extensive shared lawned grounds to the rear, offering attractive open green space for residents to enjoy.





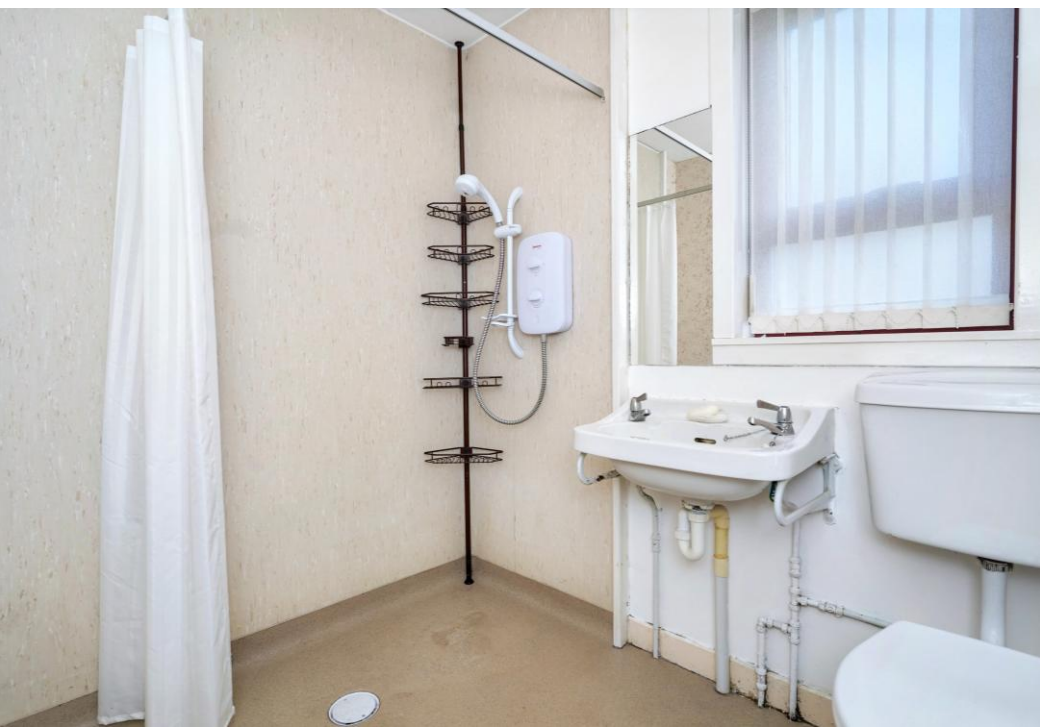
LOCATION

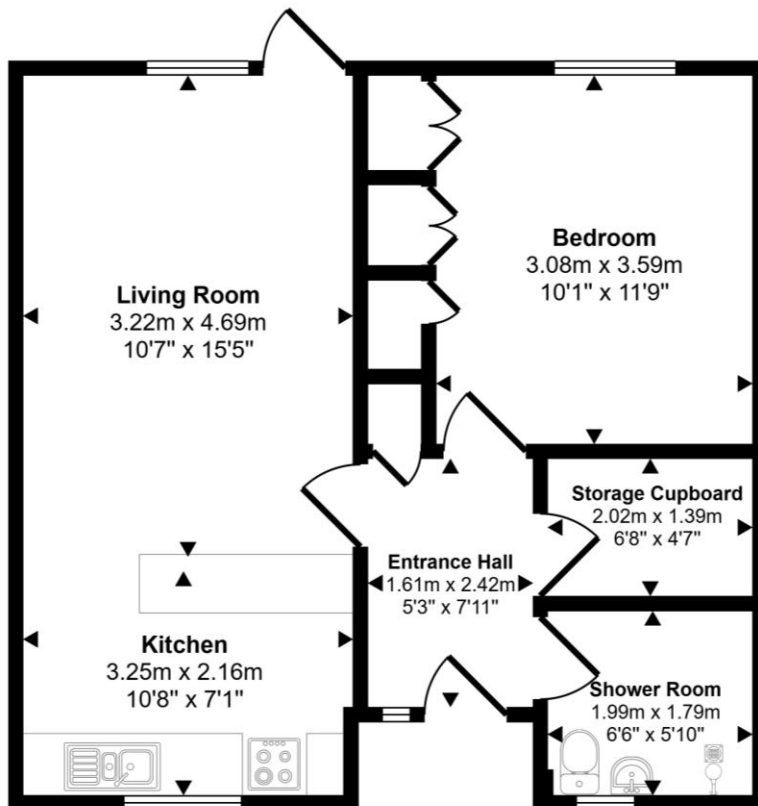
Situated within a popular residential area on the western side of Kirkwall, 21 Buttquoy Park enjoys a convenient location within easy reach of the town centre and its wide range of amenities. Kirkwall, Orkney's principal town, offers an excellent selection of shops, supermarkets, cafés, restaurants, schools, healthcare facilities, and leisure amenities, all of which are readily accessible from the property.

The property benefits from a quiet residential setting while remaining well connected to local transport links and services. Nearby recreational facilities, walking routes, and green spaces provide opportunities for outdoor pursuits, while Kirkwall Harbour and the town's historic attractions, including St Magnus Cathedral, are only a short distance away.



What3words : [///horns.brilliant.archduke](https://www.what3words.com/horns.brilliant.archduke)





Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed - 50 Mbps Mobile Network - Vodafone, EE, O2, 3	Band A	Band D	Flexible



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

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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.