

Finmory, 4 Soulisquoy Loan,

LOWS

Kirkwall, KW15 1BY

3 Bed | 2 Bath | 2 Public





TAKE A LOOK INSIDE

Finmory is a well-presented 3 bedroom dwelling, with detached garage, on the popular Soulisquoy Loan.

On the ground floor you'll find an entrance vestibule, a stylish open-plan L-shaped living/dining/kitchen area, a utility room, 2 double bedrooms and a bathroom. Upstairs is a family room with beautiful views towards the Harbour, and a Master bedroom with an ensuite shower room.

Outside is an enclosed mature garden with a spacious patio area, a private tarred driveway and a detached garage with electric up and over door.

EXTRAS

Floor coverings and blinds are included in the sale price.

KEY FEATURES

- Well-presented 3-bedoom dwelling with detached garage in popular residential area
- Open-plan living/dining/kitchen
- Family room and utility room
- Bathroom and ensuite shower room
- Enclosed garden with lawn and large patio area
- Tarred driveway leading to garage with electric up and over door
- Oil central heating (underfloor downstairs, radiators upstairs)
- UPVC double glazed windows
- Glaitness Primary School and Kirkwall Grammar School catchment area

Offers Over £325,000

Finmory is a well-presented family home offering versatile accommodation over two floors. The heart of the home is an impressive L-shaped, open-plan living space, thoughtfully arranged to incorporate a comfortable lounge area, complete with an attractive log burner, a dedicated dining area and a well-appointed kitchen. The kitchen provides access to a separate utility room, which in turn has an external door leading to the enclosed rear garden.

The ground floor accommodation is further complemented by two double bedrooms and a well-appointed family bathroom, featuring a Jacuzzi bath and separate shower.

A staircase leads to the first floor, where there is a lovely family room enjoying beautiful elevated views across Kirkwall towards the harbour. The spacious master bedroom benefits from a walk-in wardrobe and an en-suite shower room, creating a particularly appealing retreat.

Externally, the property enjoys well maintained garden grounds, with a lawn and a selection of mature shrubs. A separate, private patio area, complete with outdoor lighting, offers an ideal space for relaxing or entertaining outdoors. Further benefits include a detached garage with an electric up-and-over door.

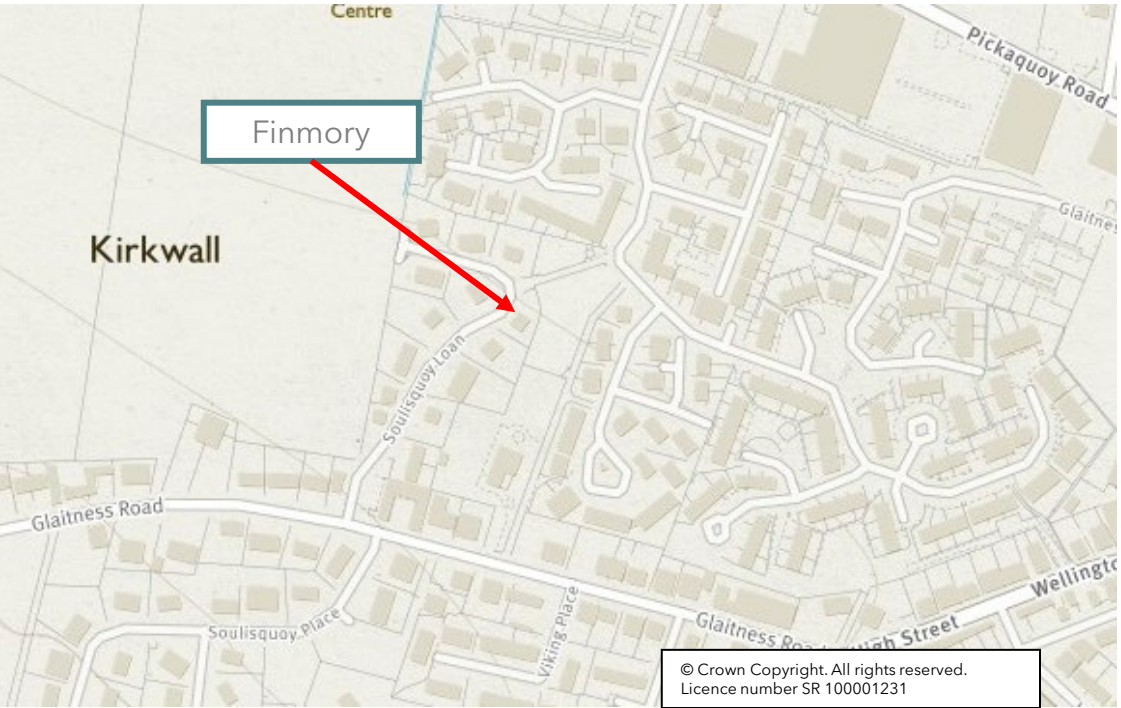






LOWS





LOCATION

Finmory is located in the popular residential development of Soulisquoy Loan, close to Glaitness Primary school, supermarkets and the Pickaquoy centre as well as Kirkwall's many amenities.

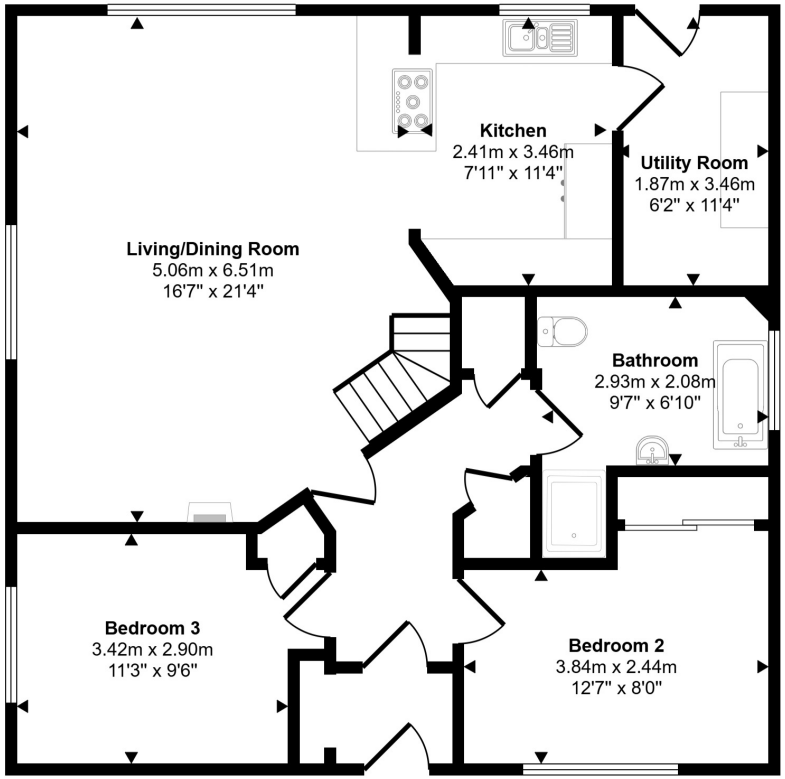
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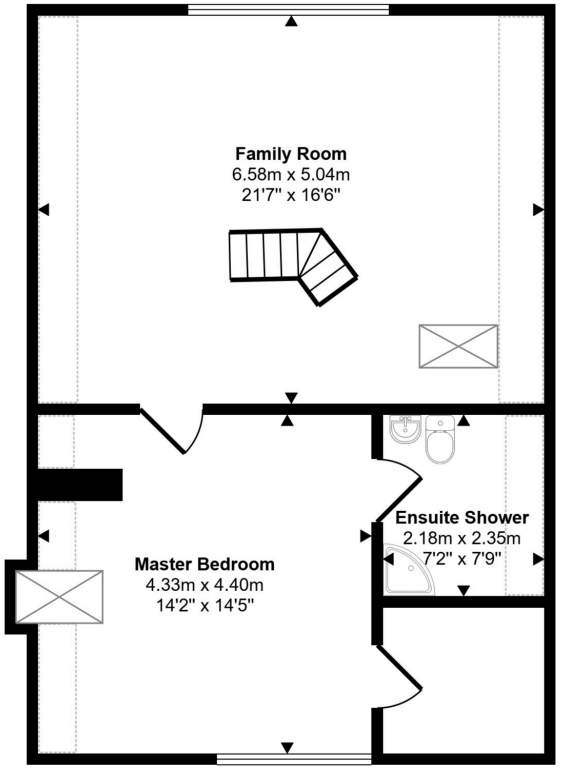



LOWS



Ground Floor

Approx 91 sq m / 975 sq ft



First Floor

Approx 63 sq m / 681 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 E	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.