



Bon Accord, New Scapa Road, Kirkwall, KW15 1BT

Bon Accord is a 4 bedroom detached dwelling located close to The Balfour hospital and the town centre.

The spacious property offers a high standard of accommodation and has previously been a successful B&B. There is a garage, sheds, a greenhouse and a private enclosed garden to the rear laid to lawn.

**OFFERS OVER
£280,000**



- Oil central heating.
- Combination of uPVC and wooden double glazed windows.
- Living room with electric focal point fire.
- Spacious modern kitchen/diner.
- Large dining room.
- All bedrooms have en-suite facilities.
- Shower room.
- Previously run as a B&B until 2020.
- 2 bedrooms on first floor.
- Driveway, garage and area of lawn to the front.
- Enclosed garden to the rear with trees and plants. Various sheds and a greenhouse.



LOCATION

Bon Accord is situated close to The Balfour hospital, Glaitness Primary School and only a short walk to the town centre. The town bus service passes by outside.



SHOWER ROOM

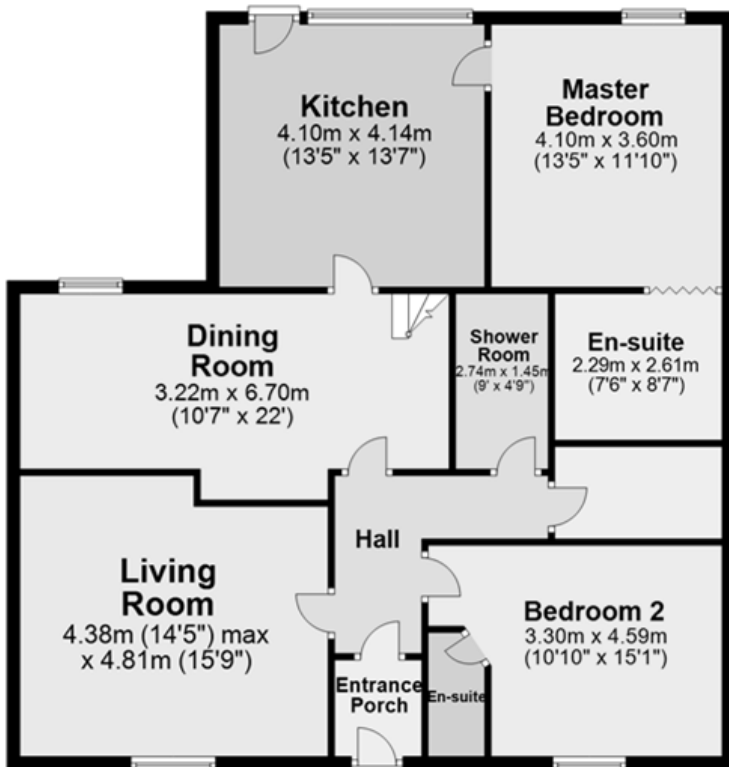


MASTER BEDROOM

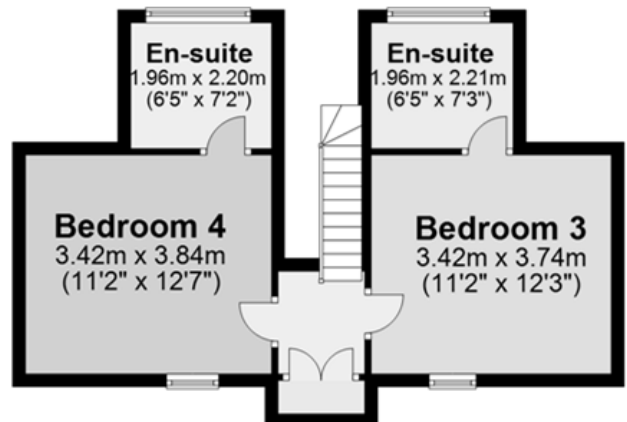


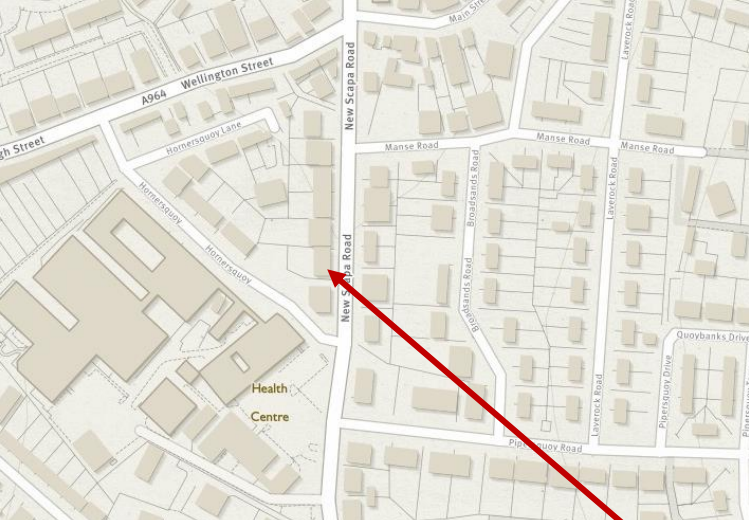
MASTER BEDROOM EN-SUITE

GROUND FLOOR



FIRST FLOOR





Bon Accord, New Scapa Road, Kirkwall



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BEDROOM 2



BEDROOM 4



SERVICES – Mains services. Telephone.

COUNCIL TAX BAND - Band D. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band E.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All carpets and floor coverings are included in the sale price. Items of furniture and white goods are available by separate negotiation.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers over £280,000

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.



Lows Solicitors – Estate Agents
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CMS
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.