



6 Old Scapa Road,
Kirkwall, KW15 1BB



FIXED PRICE £320,000 - £40,000 BELOW HOME REPORT VALUATION



6 Old Scapa Road is a substantial C listed 4 bedroom detached townhouse offering spacious accommodation over three floors. The attractive property has been tastefully modernised and extended providing the perfect space for a family inside and out. There is a private mature garden to the rear laid to lawn with plants, fruit bushes and trees.

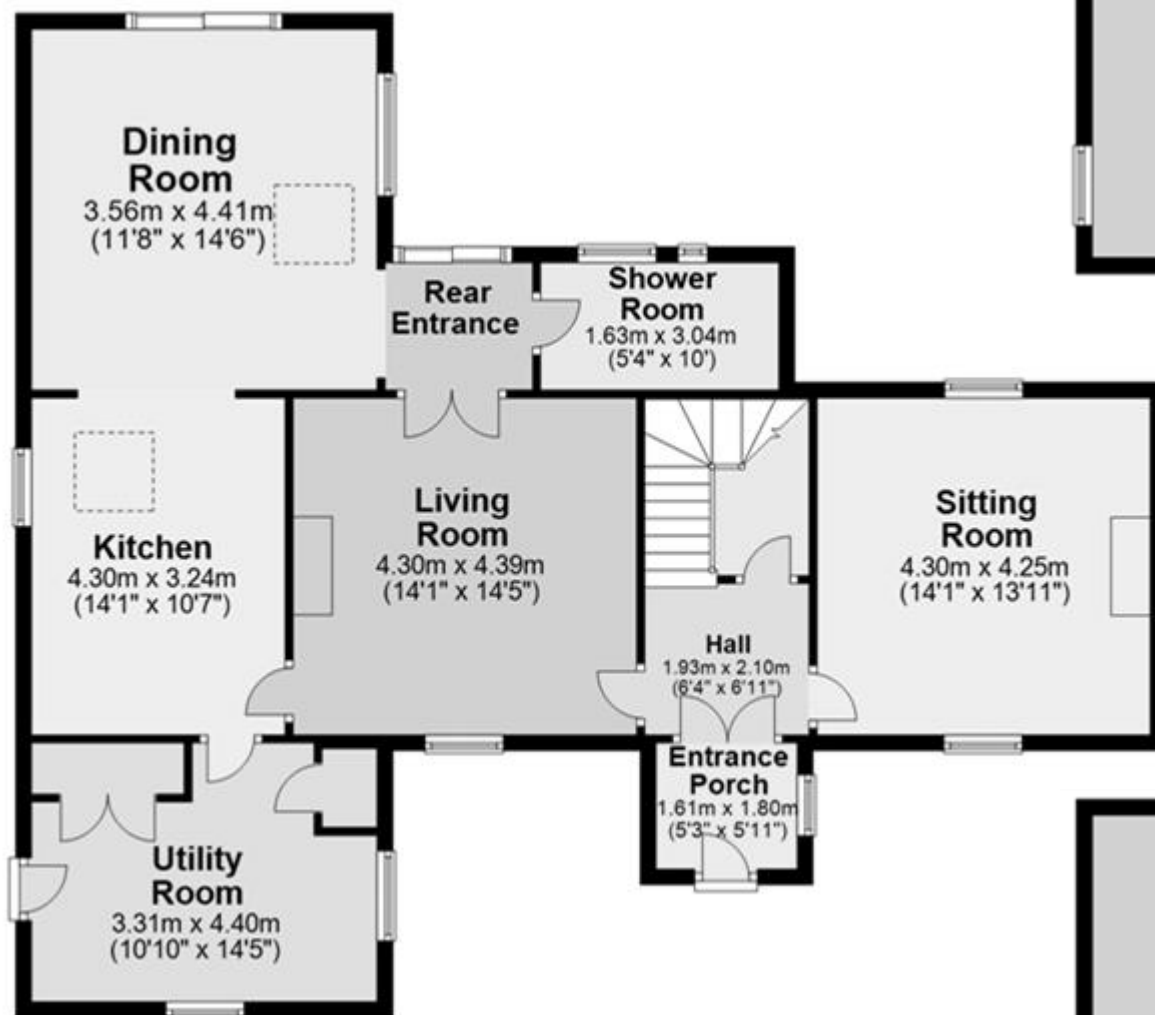
- Wood framed double glazing.
- Oil fired central heating.
- Under floor heating in the kitchen, utility room and shower room.
- Open fire in living room and stove in sitting room.
- Modern dining room extension with vaulted ceiling and lots of natural light with patio doors leading out to garden.
- Spacious utility room with storage cupboards and clothes pulley.
- Shower room with steam unit on ground floor.
- Bathroom on first floor with bedrooms 1 and 2.
- Bedroom 3 and bedroom 4 with en-suite shower room on second floor.
- Secluded and fully enclosed rear garden with patio, lawn, plants and trees.
- Garage located off Nicolson Street.

LOCATION

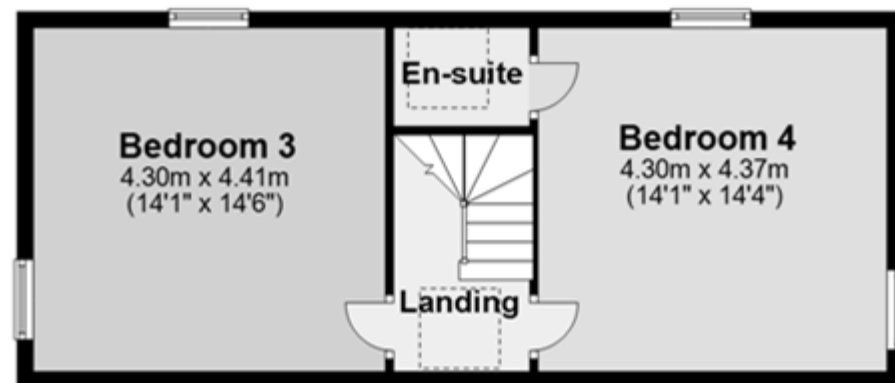
6 Old Scapa Road is situated within easy walking distance of schools, town centre, Balfour hospital and the Pickaquoy leisure centre. There is a daily town centre bus service.



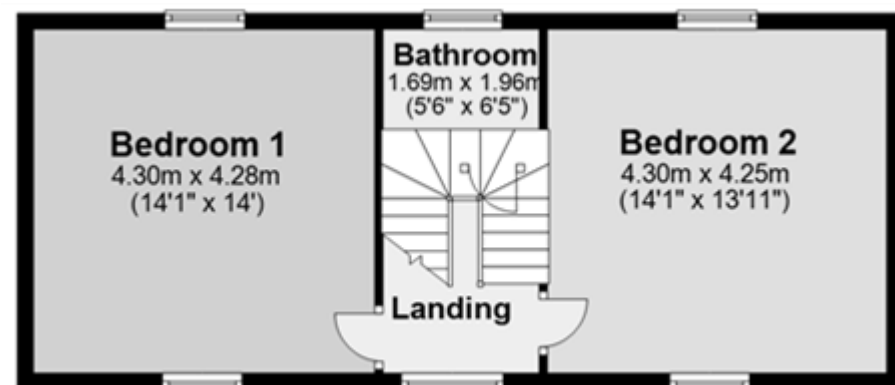




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band E. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings and curtains are included in the sale price. The dual fuel cooker is also included in the sale, but no warranty given regarding its condition, the other white goods may be available by separate negotiation.

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

PRICE – Fixed Price £320,000 - **£40,000 BELOW HOME REPORT VALUATION.**
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

Lows Solicitors – Estate Agents
5 Broad Street, Kirkwall, Orkney, KW15 1DH
T: 01856 873151 F: 01856 875450 W:
www.lowsorkney.co.uk

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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.