



**CLOSING DATE SET FOR OFFERS  
2PM THURSDAY 9<sup>TH</sup> NOVEMBER 2023**

**1 Burnett Brae,  
Kirkwall, KW15 1GS**

**OFFERS OVER £360,000**





1 Burnett Brae is an immaculately presented 4 bedroom detached dwelling located on the outskirts of town with beautiful sea views over the bay.

The modern property has neutral décor throughout and provides the perfect space for a family inside and out.

There is a large integral garage, tarmac drive and a mature enclosed garden.

- uPVC framed double glazed windows.
- Air to water heating – under floor on the ground floor and radiators upstairs.
- Spacious open plan kitchen/diner/family room.
- Kitchen has electric range cooker and integral dish washer and fridge/freezer.
- Dining area has patio doors to garden.
- Utility room. Integral garage.
- Living room with sea views and multi fuel stove.
- Bedroom 4 and shower room on ground floor.
- Living room, 3 bedrooms and bathroom on first floor.
- Ample storage throughout.
- Tarmac drive for several cars.
- Mature well maintained garden with lawn, flowers, bushes and trees surrounding property.
- Enclosed to side and rear.
- Patio with summer house.

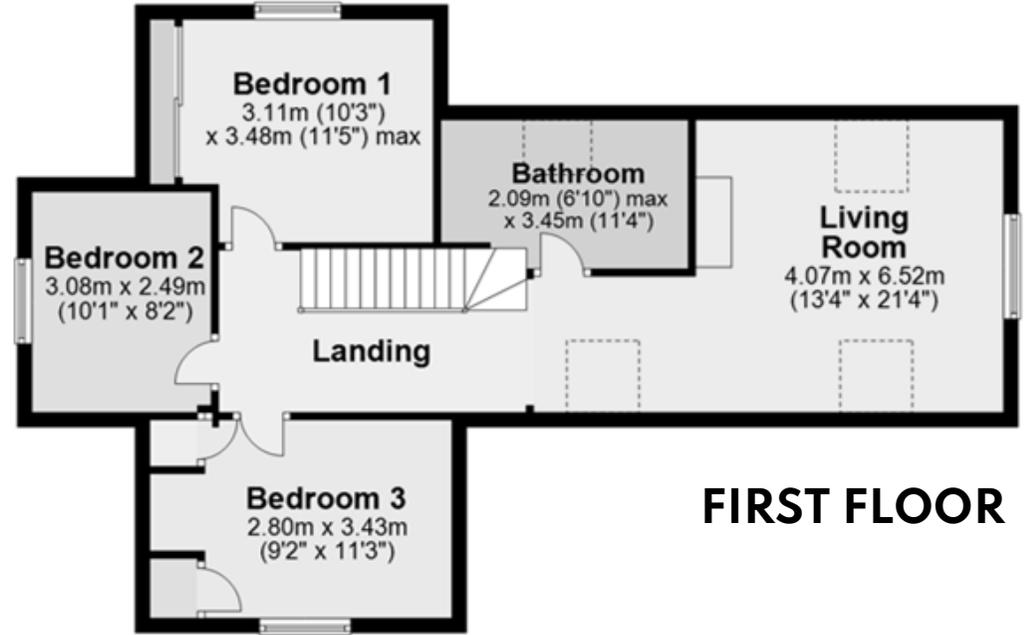
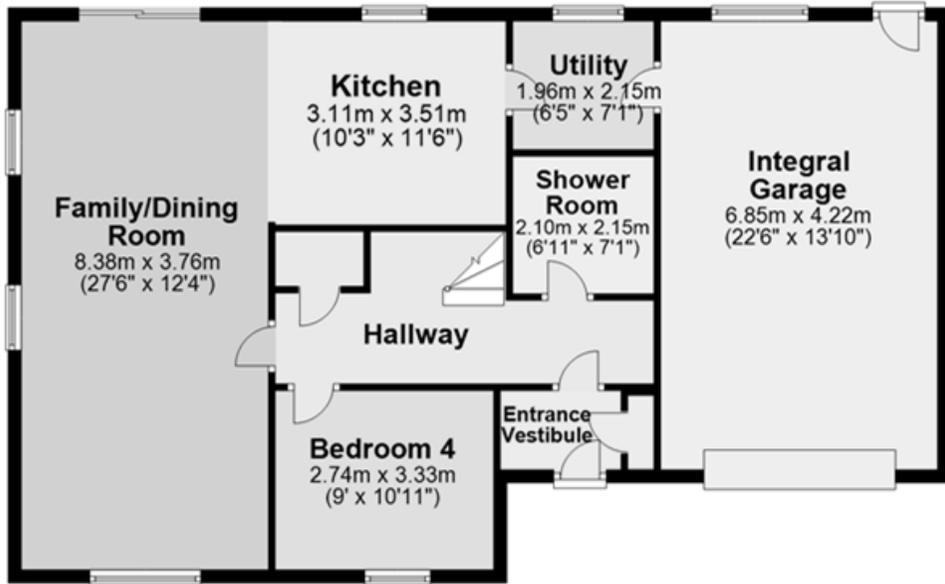
## LOCATION

1 Burnett Brae is situated on the outskirts of town but only a ten-minute walk to schools. The town centre is only a short drive away.





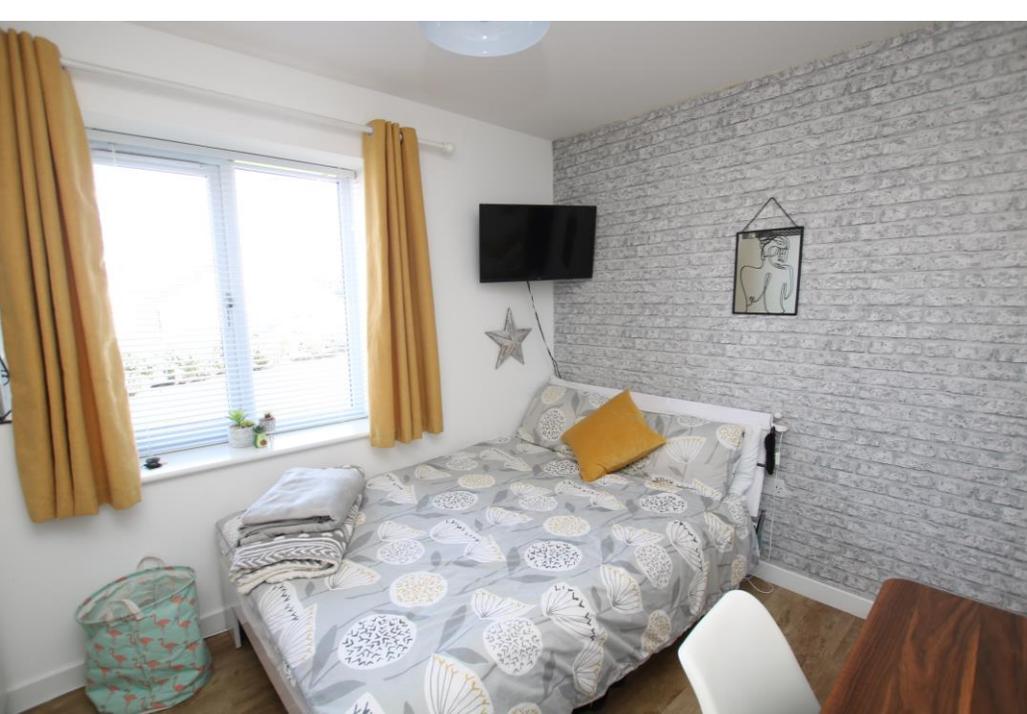
# GROUND FLOOR



# FIRST FLOOR









**1 Burnett Brae, Kirkwall**

© Crown Copyright. All rights reserved.  
Licence number SR100001231



**SERVICES** – Mains services. Telephone.

**COUNCIL TAX BAND** – Band E. 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 C.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings, curtains, blinds, Stoves range cooker, white bedroom furniture in bedroom 4, trampoline and summer house are included in the sale price.

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

**PRICE** – Offers Over £360,000  
**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](http://www.lowsorkney.co.uk)



**EJT**  
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.