



7 Scapa Court,
Kirkwall, KW15 1BJ

OFFERS OVER £275,000





7 Scapa Court is an exceptionally well-presented 3-bedroom detached bungalow. The attractive property stands in excellent decorative order and offers a high standard of accommodation.

The spacious living room has a wall mounted electric focal point fire and dining area. Modern fitted kitchen featuring island with breakfast bar. Stylish shower room suite with a walk-in shower cubicle, second toilet off living room..

The garage has a new electric sectional door and is connected to the house through a store-room and utility room.

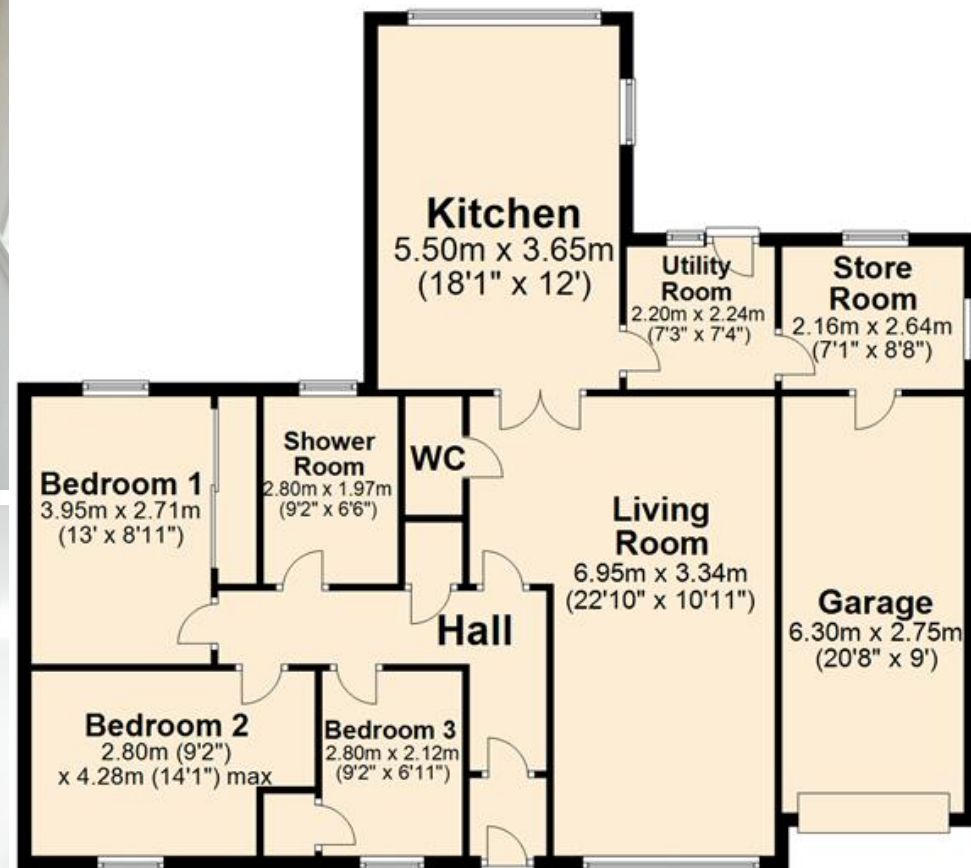
The large mature garden includes a driveway in front of the garage, trees, bushes, pond, lawn and decking.

- Oil central heating.
- uPVC framed double glazed windows.
- Spacious living room with oak engineered wooden flooring, dining area and focal point fire.
- Modern fitted kitchen with built-in appliances and island with breakfast bar.
- Utility room.
- Stylish shower room with walk-in shower cubicle and electric shower.
- Second toilet off living room.
- Large built-in wardrobe in bedroom 1.
- Garage with electric sectional door.
- Large mature garden.

LOCATION

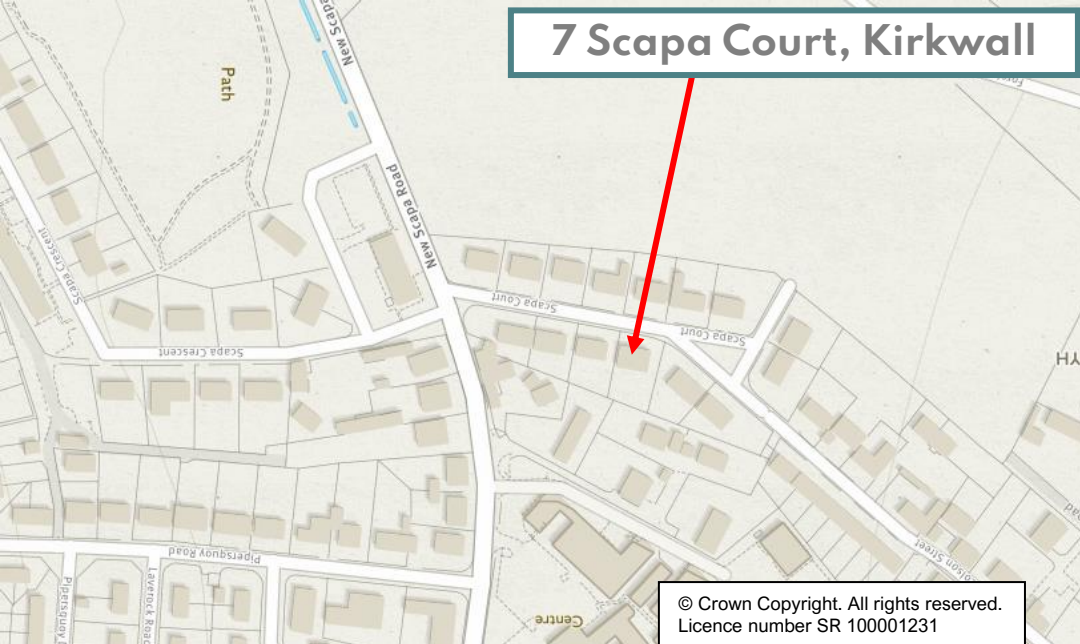
7 Scapa Court is situated close to the new Balfour Hospital only a short drive from the town centre.







7 Scapa Court, Kirkwall



SERVICES – Mains services.

COUNCIL TAX BAND – Band D. 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.

FIXTURES & FITTINGS – All floor coverings are included in the sale price.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – By arrangement.

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

PRICE – Offers Over £275,000

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged 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.