



3 Matches Square, Kirkwall, KW15 1AU

OFFERS OVER £160,000
(£10,000 less than home report valuation)



3 Matches Square is a spacious 4 bedroom first floor dwelling which may appeal to a family or those requiring home office space.

The property benefits from a large living room and a spacious kitchen with dining area. The shower room has an electric shower.

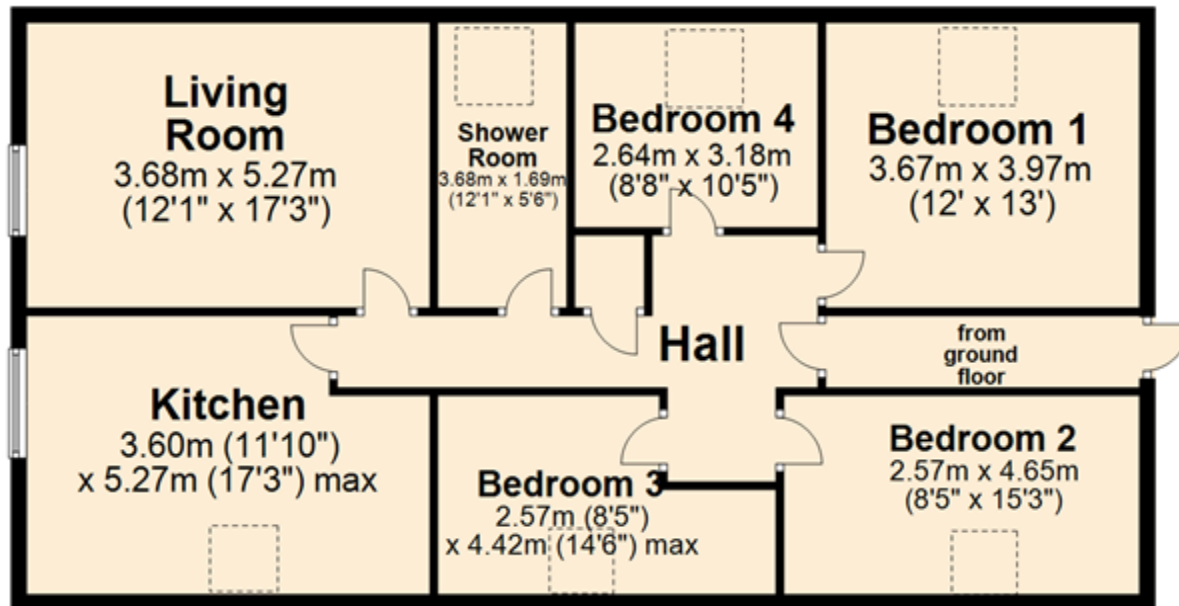
There is a shared garden and an allocated car parking space.

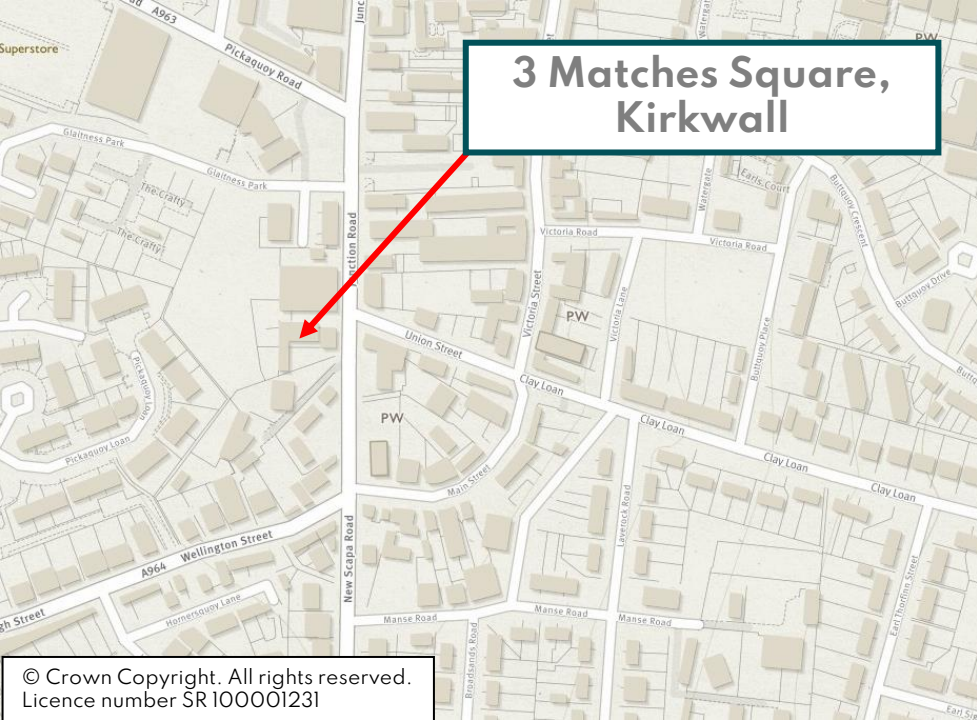
- Velux and uPVC framed double-glazed windows.
- Electric storage heaters.
- Spacious living room
- Large kitchen with dining area and integral oven, hob, fridge and freezer.
- 4 bedrooms.
- Shower room with electric shower.
- Allocated car parking space.
- Shared garden.
- The property was recently a H.M.O.

LOCATION

3 Matches square is situated a short walk from the town centre. The supermarkets, hospital and Glaitness Primary school are all in easy walking distance.







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SERVICES – Mains services.

COUNCIL TAX BAND – Band C. 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 D

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

ENTRY – By arrangement.

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

PRICE – Offers Over £160,000

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

Lows Solicitors – Estate Agents
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ETCN
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.