



6 Ivydean, Junction Road
Kirkwall, KW15 1AX

OFFERS OVER £85,000



6 Ivydean is a one bedroom second floor flat conveniently situated close to the town centre.

The property may especially appeal to a first-time buyer or property investor.

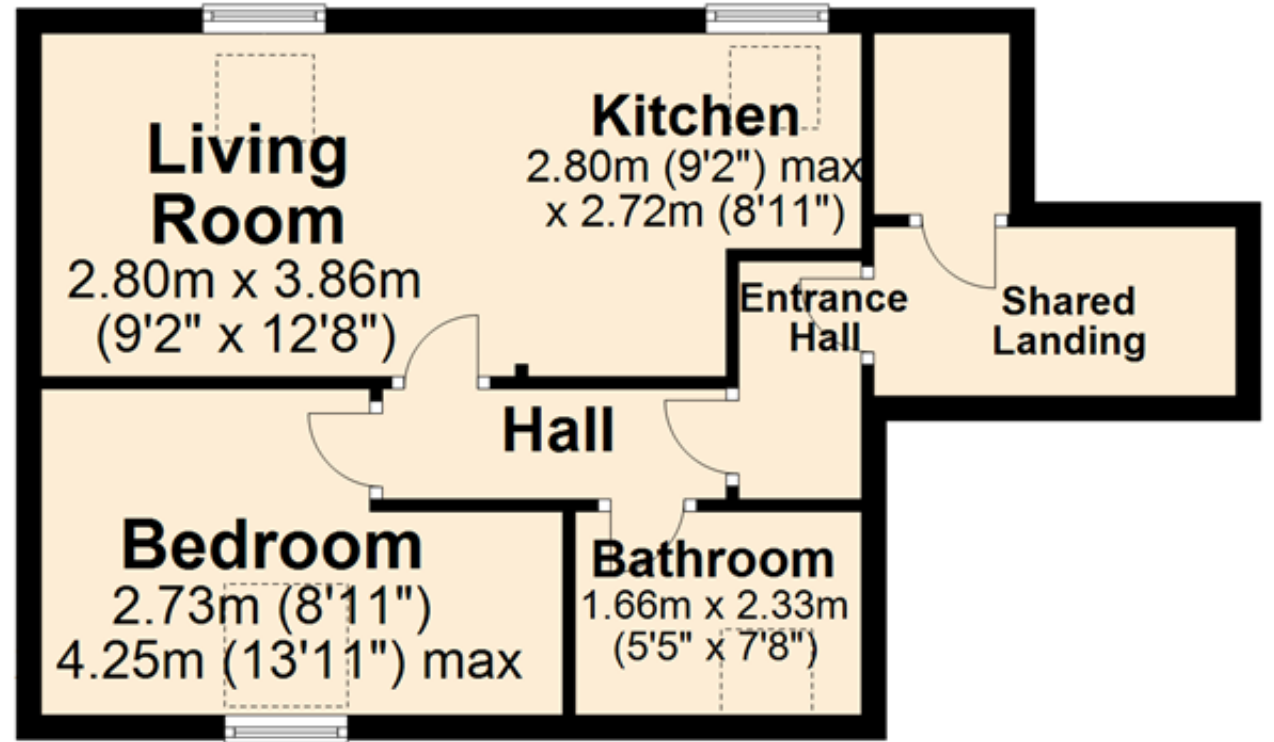
The accommodation includes a bright open plan living room / kitchen with breakfast bar. The bathroom has an electric shower over the bath and the bedroom has a fitted wardrobe and vanity unit.

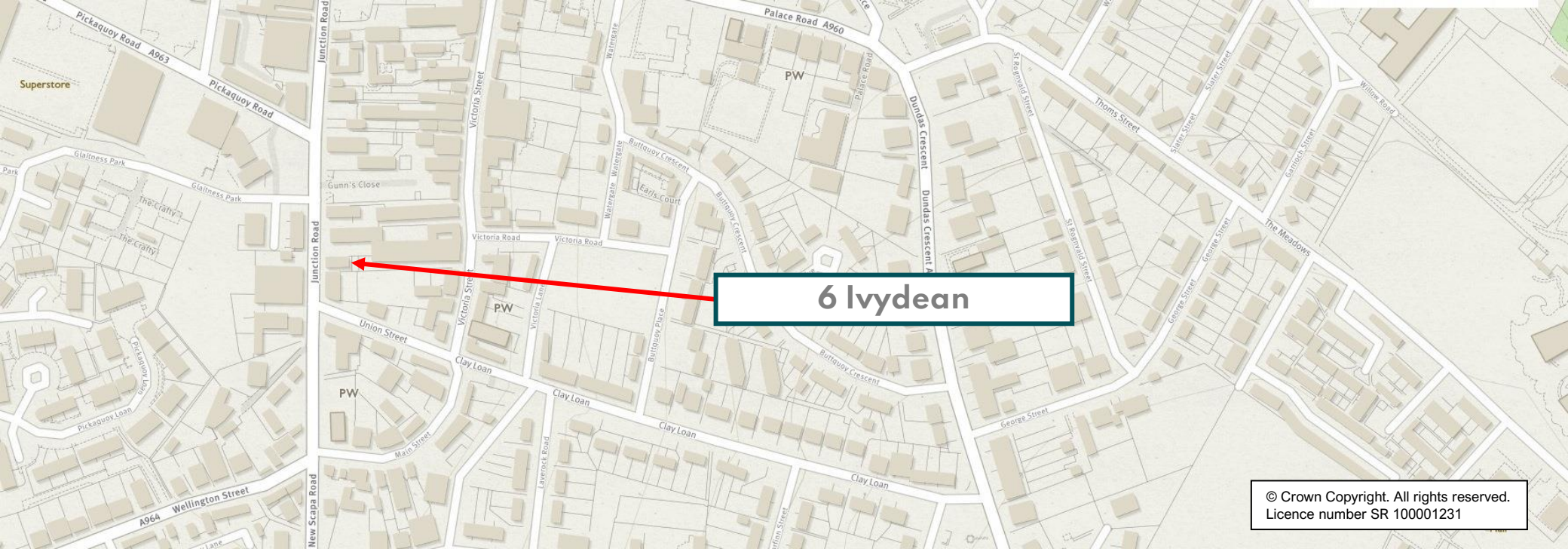
- Velux and uPVC framed double glazed windows.
- Electric storage heaters.
- Airing / storage cupboard off shared landing.
- Shared stairwell.
- Open-plan living room / kitchen.
- Fitted wardrobe and vanity unit in bedroom.
- Electric shower over bath.

LOCATION

6 Ivydean is situated close to the town and its amenities. Within walking distance of the Balfour Hospital and Glaitness Primary school.







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SERVICES – Mains services.

COUNCIL TAX BAND – Band A. 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 & curtains are included in the sale price. The white goods and furniture is available by separate negotiation.

ENTRY – By arrangement.

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

PRICE – Offers Over £85,000

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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- 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.