



**2 Flett Drive,
Kirkwall, KW15 1FW**

OFFERS OVER £320,000



2 Flett Drive is a new 3 bedroom detached dwelling house offering a high standard of family accommodation. The attractive property enjoys an open outlook, to the rear, across farmland.

The bungalow benefits from high levels of insulation together with uPVC framed double glazed windows and air to water underfloor central heating.

The accommodation includes a large living room and a spacious kitchen featuring quality fitted units with integral appliances together with patio doors in the dining area. The utility room is off the kitchen.

The hall has been designed to accommodate a staircase should the owner wish to develop the attic into further accommodation.

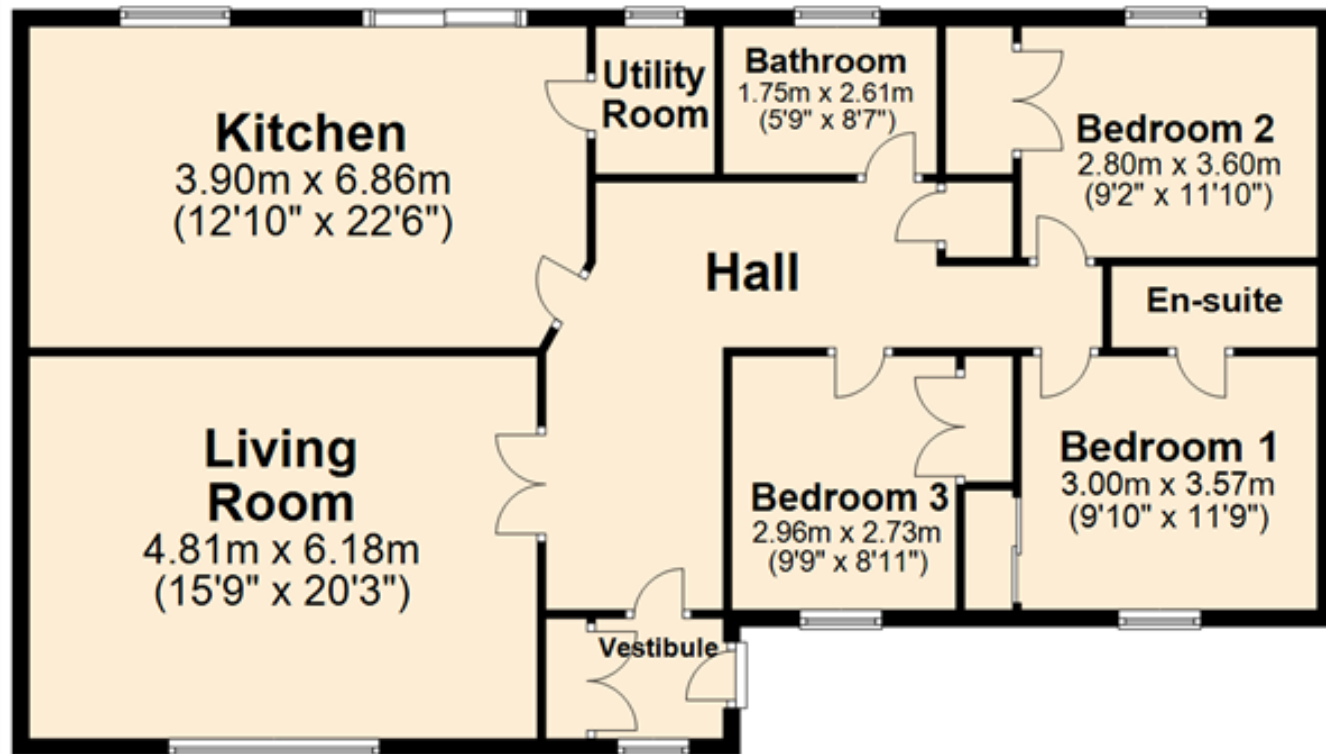
The garden is mainly to lawn and includes a drying area and 2 off-road parking spaces.

- Air to water underfloor central heating.
- uPVC framed double glazed windows
- Painted throughout, Oak internal doors.
- Quality fitted kitchen with integral hob, cooker hood, oven, dishwasher and fridge/freezer.
- Bathroom with shower over bath.
- Master bedroom with en-suite.
- Each bedrooms has a built-in wardrobe.
- Large attic, may be suitable to convert to further accommodation, subject to the necessary planning consents.
- Garden mainly to lawn together with 2 parking spaces.

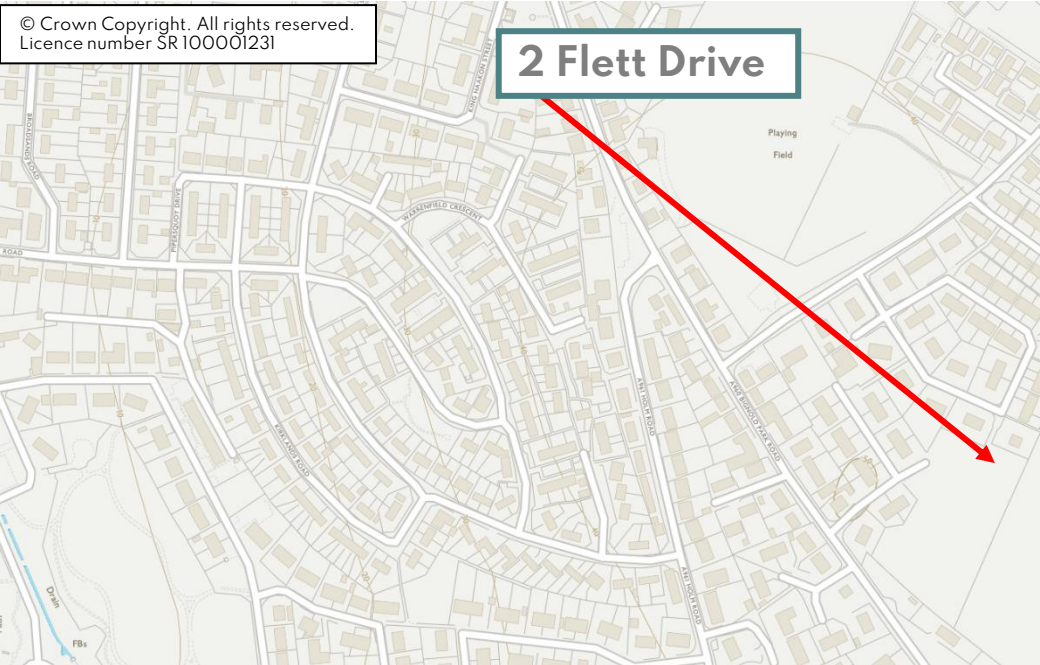
LOCATION

2 Flett Drive is situated close to schools and a short car drive from the town centre





2 Flett Drive



SERVICES – Mains services.

COUNCIL TAX BAND – The Council Tax Band will be assessed by the Orkney and Shetland Joint Board when the property is sold.

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

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

PRICE – Offers Over £320,000

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.