



**The Borders, Bignold Park Road,
Kirkwall, KW15 1PT**

OFFERS OVER £310,000



The Borders is a charming 4 bedroom detached dwellinghouse set in a well-maintained mature garden. The substantial property offers spacious family accommodation and is conveniently situated close to schools.

The property benefits from oil central heating and uPVC framed double glazed windows.

The accommodation includes a living room and a sitting room, both featuring picture rails and fireplaces. There is a conservatory off the kitchen and a shower room on both the ground floor and the first floor.

There is one bedroom on the ground floor and three on the first floor. All bedrooms have built-in or fitted wardrobes and bedroom 1, on the first floor, has a dressing room.

The well-maintained garden includes a parking area in front of the garage, lawns, trees, bushes, a sheltered patio and 2 garden sheds. The garage has an electric up and over door and space for a workshop.

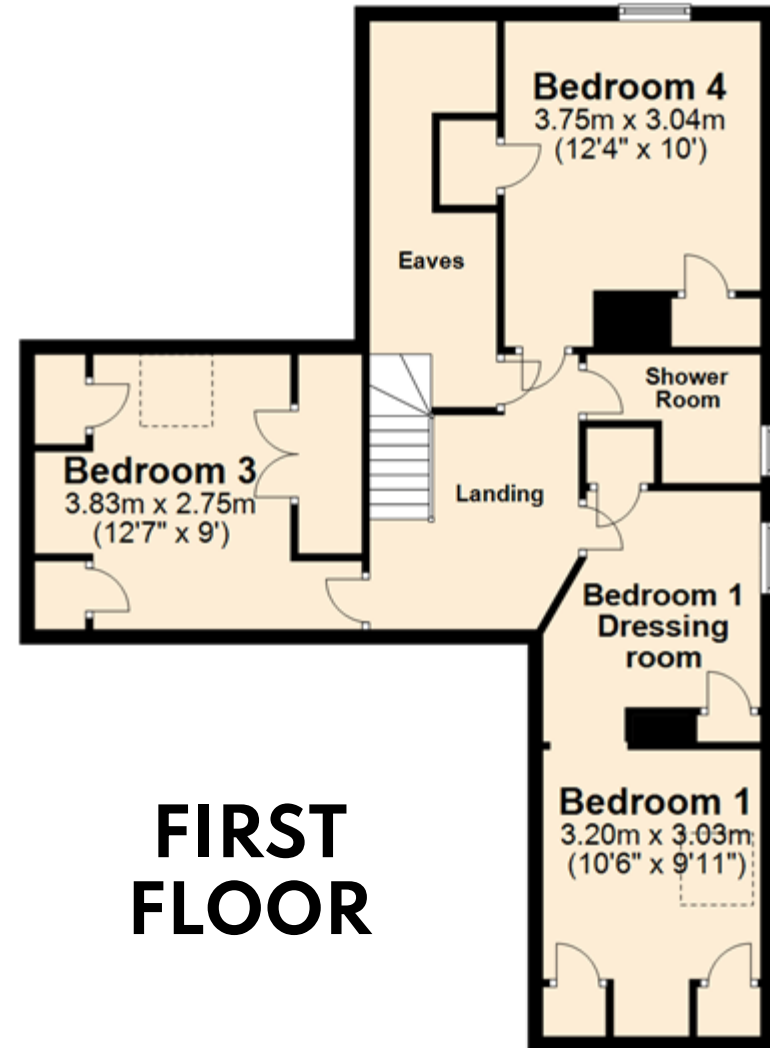
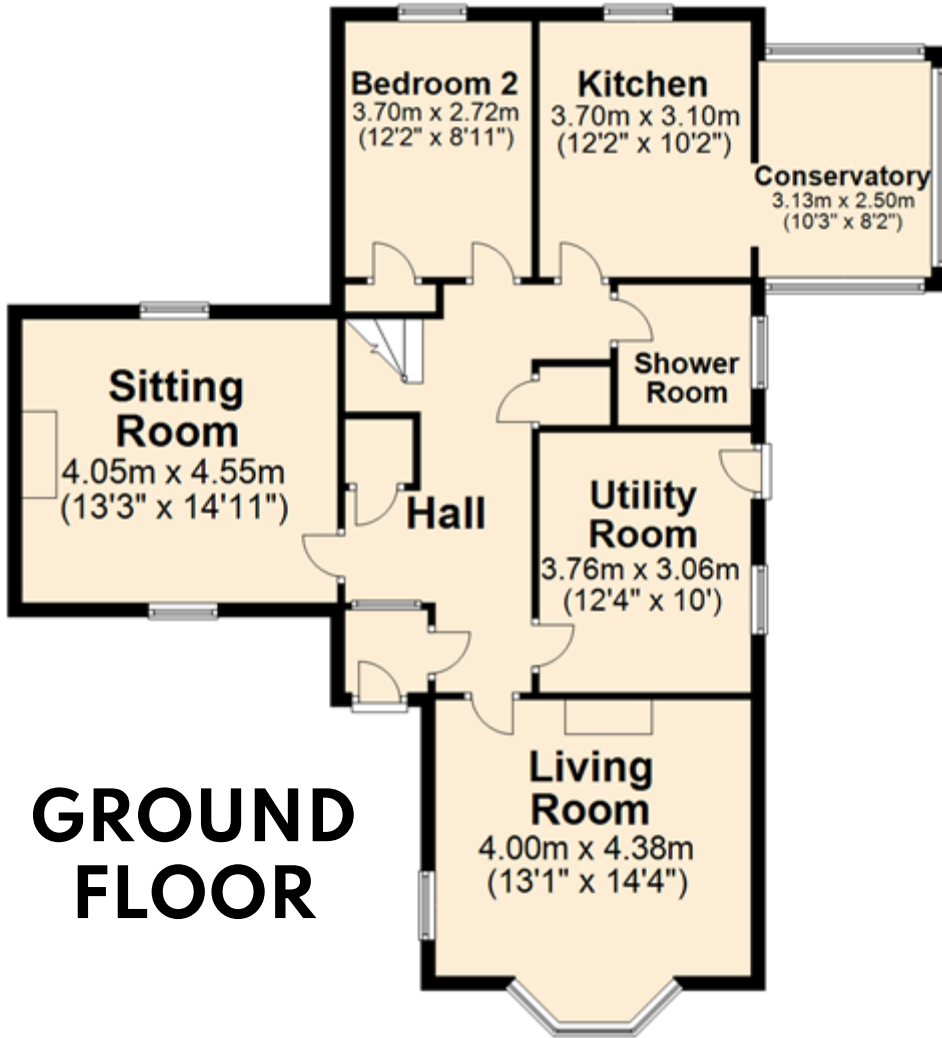
- Oil central heating
- Velux and uPVC framed double glazed windows
- Fireplaces in Living Room and Sitting Room
- Conservatory off the kitchen
- Large Utility Room
- 2 Shower Rooms
- 4 Bedrooms
- Storage space within the eaves.
- Large garage with electric up and over door and space for a workshop.
- Mature garden with 2 sheds, trees, lawns and a sheltered patio.
- Off-street parking.

LOCATION

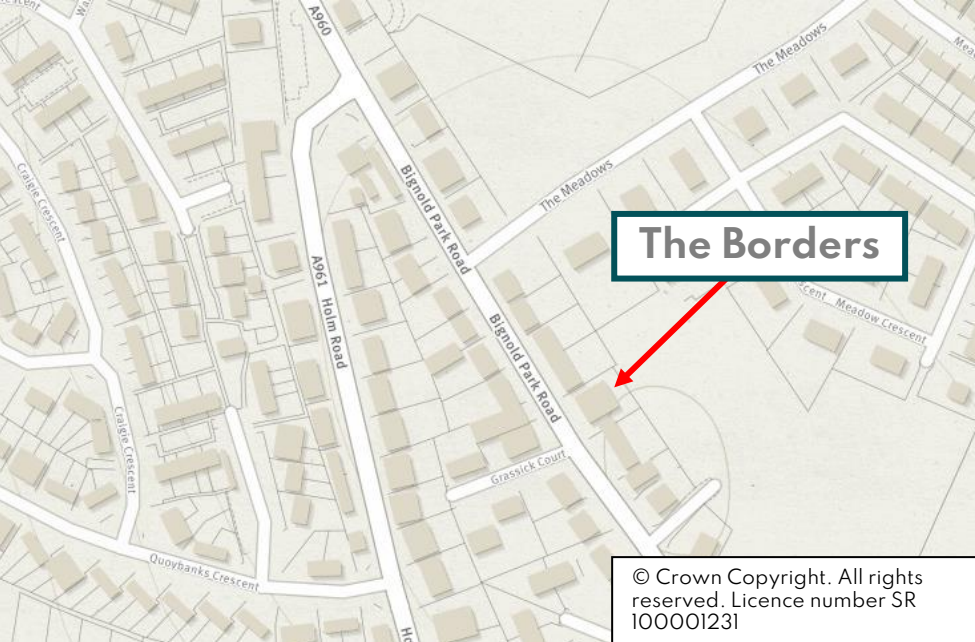
The Borders is situated in Kirkwall, within walking distance of the town centre and schools.











The Borders

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SERVICES – Mains services.

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 E.

ENTRY – By arrangement.

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

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

PRICE – Offers over £310,000

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.