



**9 Busant Drive,  
Kirkwall, KW15 1XW**

**OFFERS OVER £210,000**



9 Busant Drive is a well presented 4 bedroom semi-detached dwelling located in a popular residential area of town.

The family home has a spacious kitchen/diner, shower room on the ground floor and bathroom on the first floor.

Outside there is a beautiful enclosed well-established garden abundant with plants and bushes providing privacy and attracting wildlife.

- Air to air source heating.
- UPVC double glazed windows and doors.
- Solar photovoltaic panels help reduce electricity bills.
- Living room with storage cupboard.
- Kitchen/diner with integrated appliances and space for dining table and chairs.
- Shower room on ground floor with large shower cubicle.
- Bathroom on first floor with shower above bath.
- Bedroom 3/office.
- Dressing room/bedroom 4 with built in mirrored wardrobes.
- Private enclosed garden to front, side and rear with plants and bushes.
- Two garden sheds - one with power.
- Ample parking.

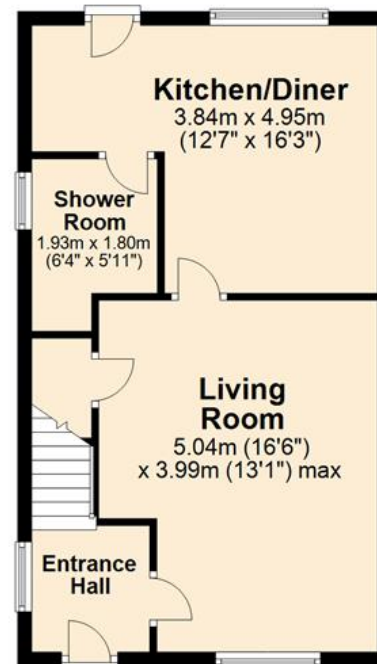
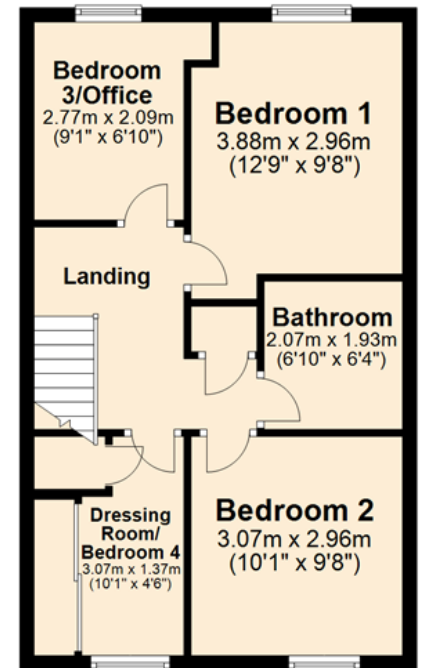
## LOCATION

9 Busant Drive is situated close to schools, the town centre, Pickaquoy Leisure Centre and supermarkets.





# FIRST FLOOR



# GROUND FLOOR





## 9 Busant Drive, Kirkwall



**SERVICES** – Mains services. Telephone.

**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.

**ENERGY PERFORMANCE RATING** – Band B.

**FIXTURES AND FITTINGS** – All floor coverings, most curtains, blinds, TV in living room, white goods and garden sheds are included in the sale price. Items of furniture may be available by separate negotiation.

**ENTRY** – By arrangement.

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

**PRICE** – Offers Over £210,000.

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

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450 W:  
[www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

**rightmove**   
find your happy

**EJT**

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.