



**32 Burnside,
Kirkwall, KW15 1TF**

OFFERS OVER £340,000



32 Burnside is a spacious 4 bedroom detached bungalow offering a high standard of family accommodation. The well-presented property is situated on the outskirts of Kirkwall and is set in a large mature garden.

The large living room features a corner window and multi-fuel stove together with an archway into the dining area. There is a modern Nobilia fitted kitchen with Siemens integrated appliances.

Family bathroom with modern suite with walk-in shower cubicle and bath. Master bedroom with ensuite, wardrobe in each bedroom.

Large adjoining garage with lights and power points. Garden includes trees, bushes, lawn, patio together with mesh covered grow tunnel.

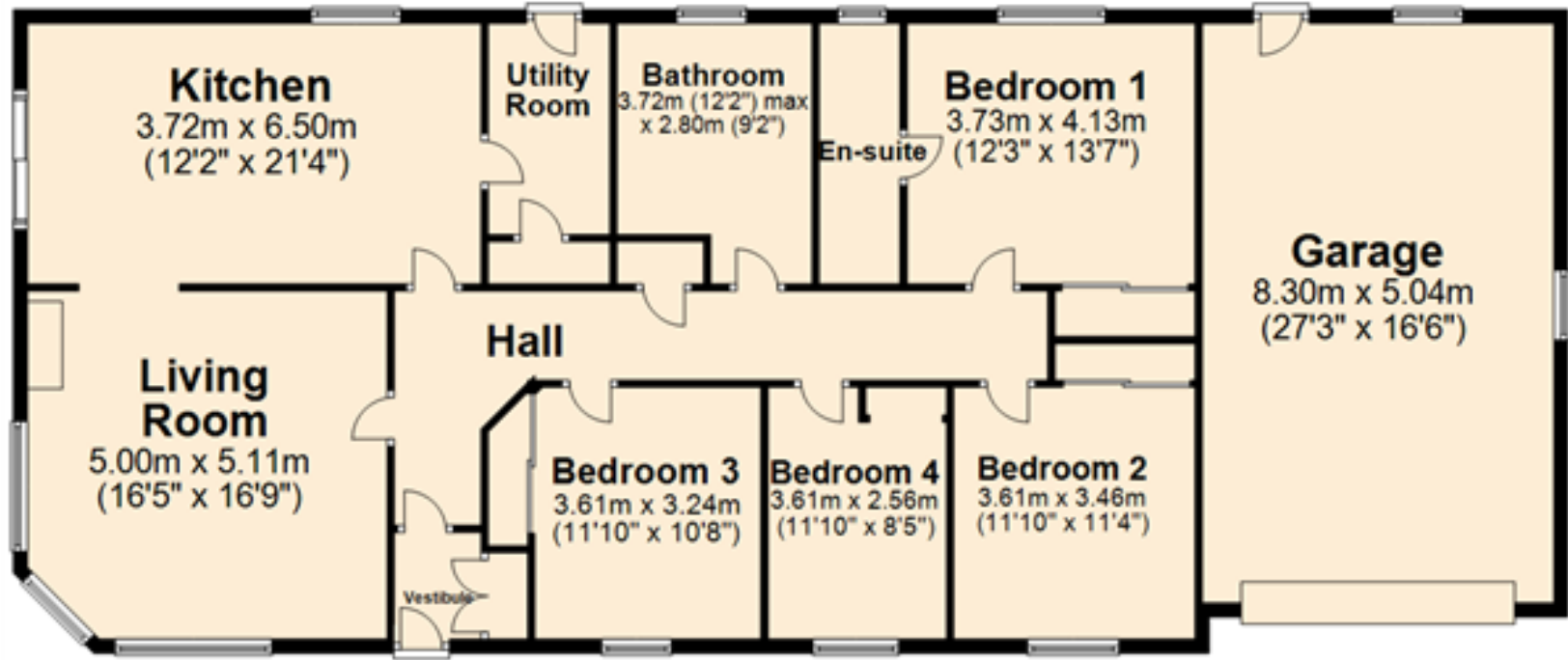
- Air source heating.
- Solar panels with Feed in Tariff contract until approximately October 2031.
- uPVC framed double glazed windows.
- Multi-fuel stove in spacious living room.
- Nobilia fitted kitchen with Siemens appliances.
- Patio doors in dining area.
- Utility room.
- Family bathroom with shower cubicle and bath.
- Master bedroom with en-suite.
- Large garage (8.3m x 5m) with electric door.
- Stone chip parking area in front of garage.
- Mature garden includes trees, bushes, patio, lawn and a mesh covered grow tunnel with fruit bushes.

LOCATION

32 Burnside is situated on the outskirts of Kirkwall, a short drive from the town centre.

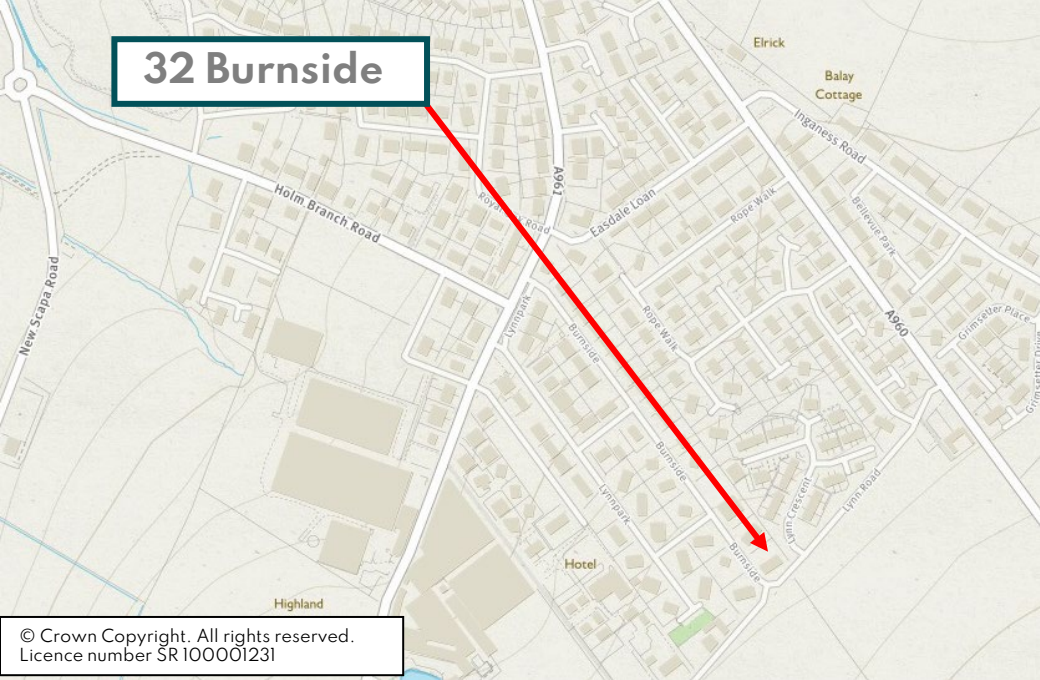








32 Burnside



© Crown Copyright. All rights reserved.
Licence number SR 100001231

SERVICES – Mains services. Telephone

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 C.

ENTRY – By arrangement.

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

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

PRICE – Offers Over £340,000.

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

rightmove 
find your happy

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.