



**10 Clumly Avenue,
Kirkwall, KW15 1YU**

OFFERS OVER £310,000





10 Clumly Avenue is an immaculately presented 3 bedroom detached bungalow located in a highly desirable residential area on the outskirts of town. The modern property has neutral décor throughout and provides the perfect space for a family inside and out. There is a driveway, garage, mature garden and summerhouse.

- UPVC double glazed windows.
- Air to air source heating. Electric panel heaters in bedrooms.
- Oak internal doors.
- Living room with wood burning stove.
- Conservatory with door to garden.
- Modern kitchen/diner with integrated appliances and space for dining table and chairs.
- Utility room.
- All bedrooms have built in wardrobes.
- Master bedroom with en-suite shower room.
- Bathroom with shower above bath.
- Driveway, garage and well-established enclosed garden with patio.
- Summer house.
- Sea views over the bay.

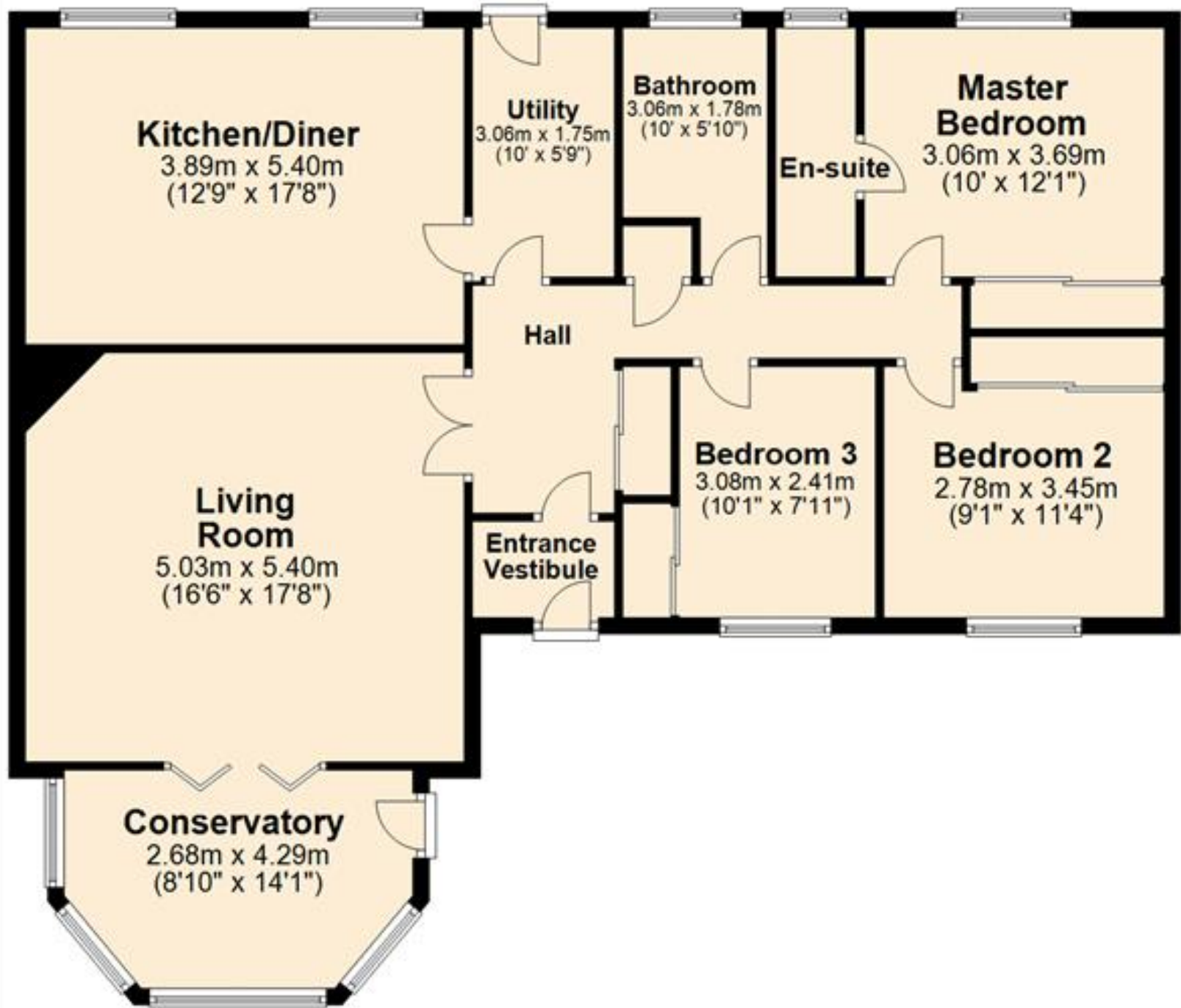
LOCATION

10 Clumly Avenue is situated on the outskirts of town a short walk to the local amenities.









10 Clumly Avenue, Kirkwall



SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band D. 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.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains, blinds, Bosch washing machine, LG American style fridge/freezer and summer house are included in the sale price.

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

PRICE – Offers Over £310,000.

Further enquires 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.