



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

OFFERS OVER £200,000



16 Busant Drive is a beautifully presented 3 bedroom end-terrace dwelling located in a popular residential area of town.

The property has a shower room on the ground floor, bathroom on the first floor and neutral décor throughout.

Outside there is an enclosed garden with patio area and garden shed.

Ideally suited for first time buyers, buy-to-let investors or a family.

- UPVC framed double glazing.
- Air to air source heating.
- Solar panels which heat hot water.
- Living room with storage cupboard.
- Bright kitchen/diner with integrated appliances and space for table and chairs.
- Utility room.
- Shower room on ground floor.
- 3 bedrooms on first floor, 2 with built in wardrobes.
- Bathroom with shower above bath also on first floor.
- Low maintenance chipped area to front.
- Tarmac drive with parking for vehicles.
- Large enclosed rear garden laid to lawn with drying line, patio and garden shed.

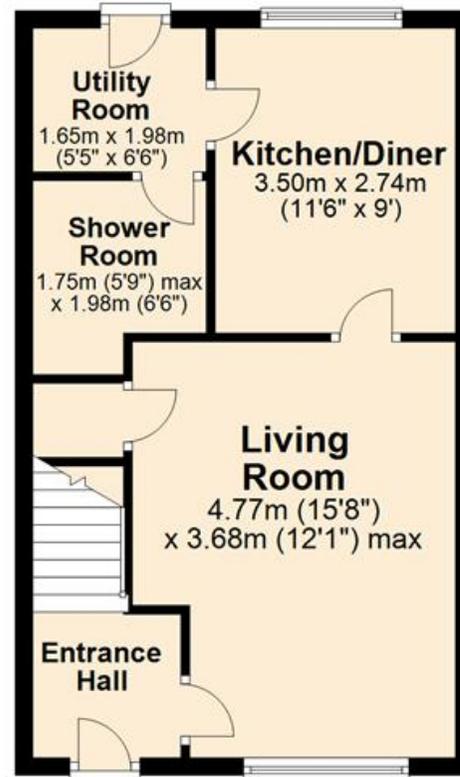
LOCATION

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

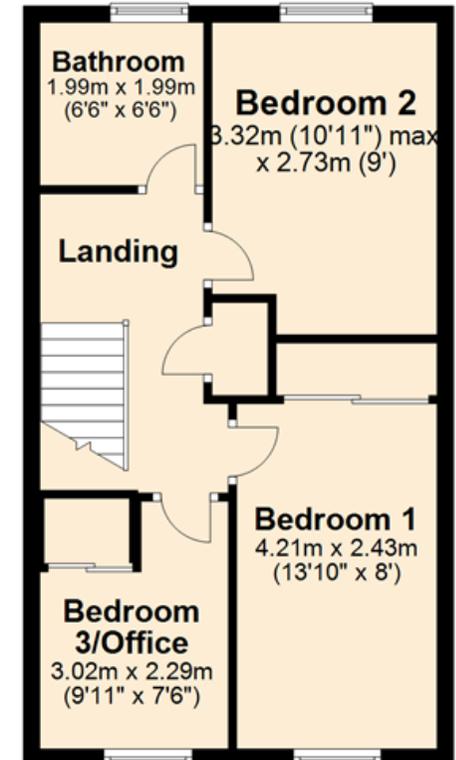




GROUND FLOOR



FIRST FLOOR



16 Busant Drive, Kirkwall



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SERVICES – Mains services.

COUNCIL TAX BAND – Band C. 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, blinds and wooden garden shed are included in the sale price.

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

PRICE – Offers Over £200,000.

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.