



17 Clay Loan,
Kirkwall, KW15 1EB

OFFERS OVER £175,000



17 Clay Loan is a 3 bedroom semi-detached dwelling house offering spacious family accommodation.

The property stands in good decorative order and has electric heating together with uPVC framed double glazed windows.

There is a large living room, with a former fireplace, and the kitchen incorporates plumbing for a washing machine.

Garden to front and rear.

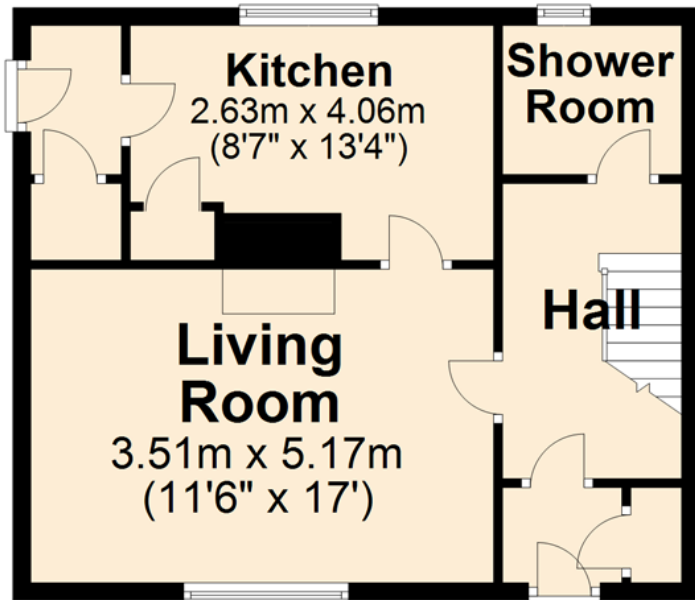
- Electric storage and panel heaters.
- uPVC framed double glazed windows.
- Large living room with former fireplace.
- Kitchen has fitted units incorporating plumbing for a washing machine.
- Wet room style shower room.
- The 3 bedrooms are on the first floor.
- Garden to front and rear, mainly to lawn together with trees, bushes and shrubs.
- Drying area and garden shed.

LOCATION

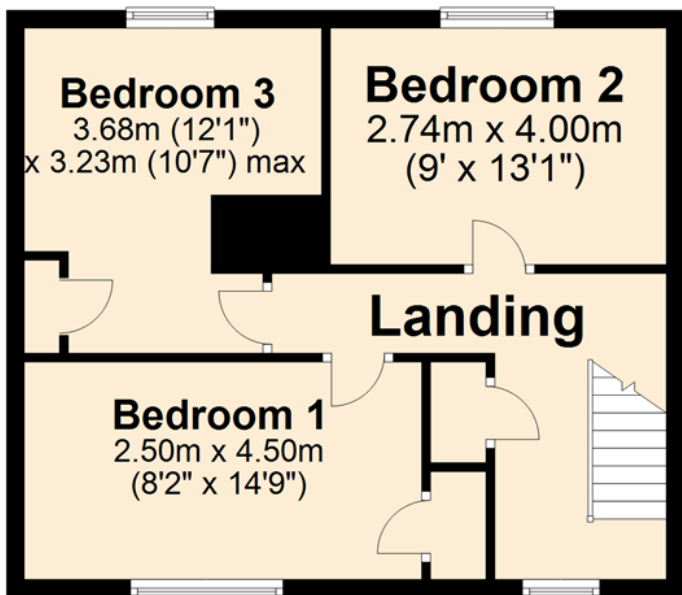
17 Clay Loan is situated close to the town centre and within walking distance of the schools.

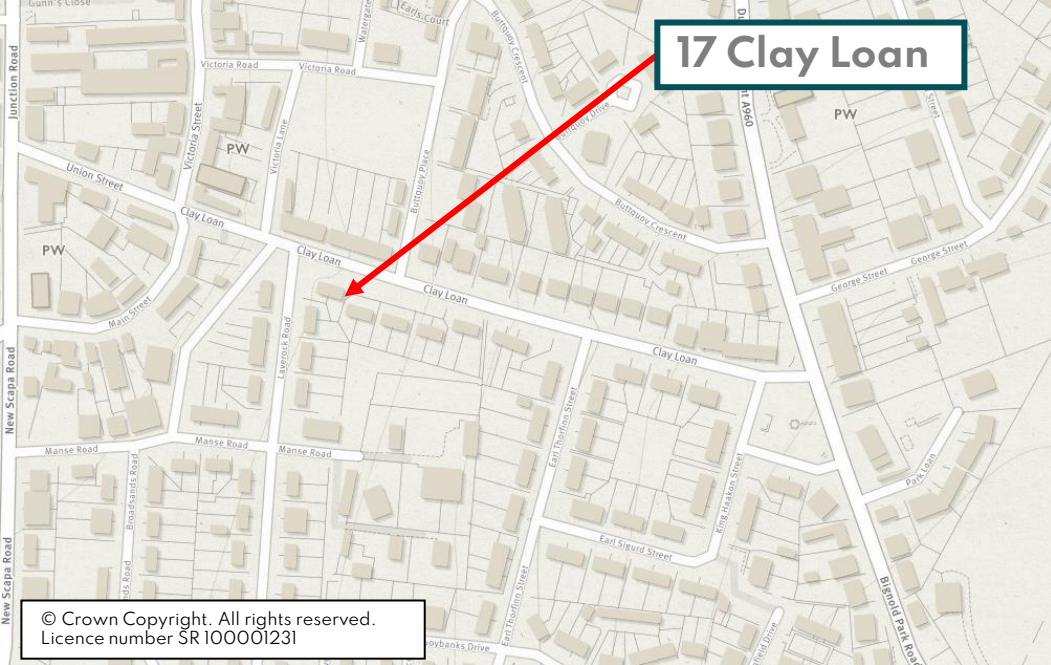


GROUND FLOOR



FIRST FLOOR





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 D.

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 £175,000.

Further enquiries 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.