



## Soulisquoy Barn, Glaitness Road, Kirkwall, KW15 1UW

Soulisquoy Barn is a well-presented 2 bedroom dwellinghouse enjoying views to the rear over farmland with Kirkwall Bay and the north isles in the distance.

The attractive property has been tastefully modernised and features a spacious first floor living room with dining area.

**OFFERS OVER  
£195,000**



- Oil central heating.
- Velux and uPVC framed double glazed windows.
- Pressurised water system.
- Living room wall re insulated recently.
- Solid fuel stove and dining area in living room.
- Kitchen, also on the first floor, has a breakfast bar, integral dishwasher and deep shelved recess.
- Bedroom 1 has a large fitted wardrobe with sliding mirror doors.
- Shower room.
- Spacious entrance hall.
- Enclosed front garden with lawn, drying area and patio.
- Parking at front and rear.

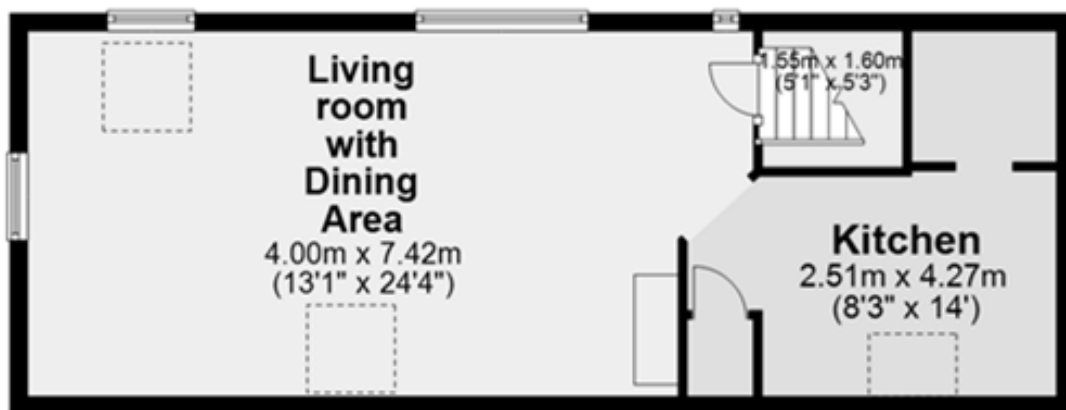


## LOCATION

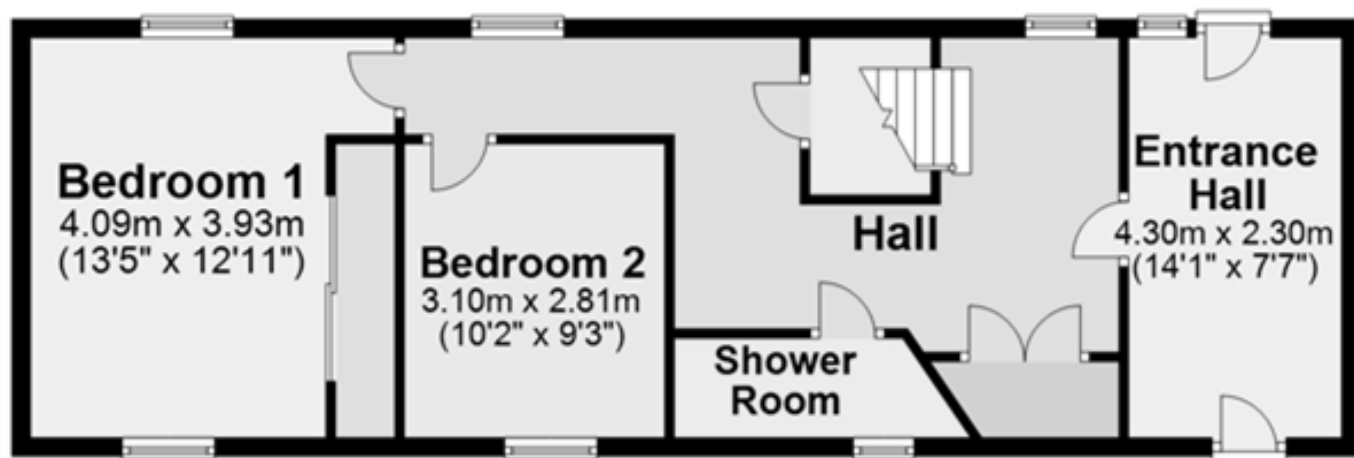
Soulisquoy Barn is situated on the outskirts of Kirkwall a short drive from the town centre.



## FIRST FLOOR



## GROUND FLOOR





**Soulisquoy Barn, Glaitness Road, Kirkwall.**



**BEDROOM 1**



**BEDROOM 2**



**SERVICES** – Mains services. Telephone.

**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 F.

**ENTRY** – By arrangement.

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

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

**PRICE** – Offers over £195,000

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

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**DJMF**

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.