



4 Crantit Park, Kirkwall, KW15 1SJ

4 Crantit Park is a 3-4 bedroom detached bungalow situated in a cul-de-sac on the outskirts of Kirkwall.

The attractive property is set in a well-maintained garden and enjoys views, to the rear, over farmland to the town. There is a driveway and an adjoining garage.

**OFFERS OVER
£215,000**

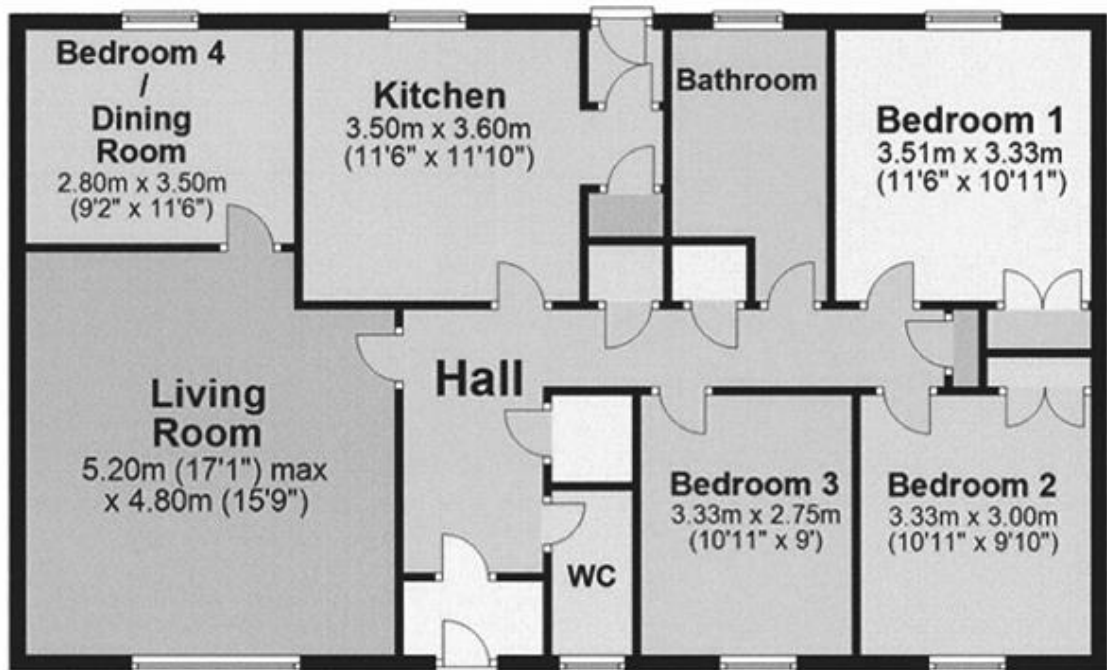


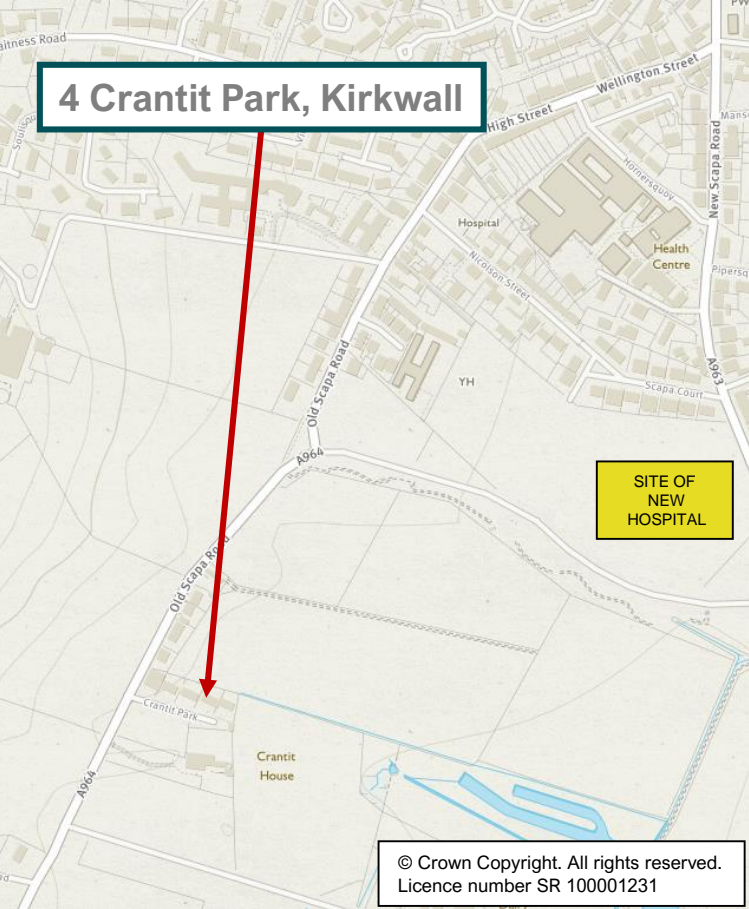
- UPVC framed double glazed windows.
- Electric heating.
- Parquet flooring in living room, hall and bedroom 4/dining room.
- Spacious living room.
- Room in kitchen for dining table.
- Modern bathroom suite. 2nd toilet.
- Built in wardrobes in bedrooms 1 and 2.
- Adjoining garage has tap, lights and power points.
- Garden includes lawns, mature trees and bushes
- Summer house with light and power
- New roof tiles, membrane and tile batons in 2018
- UPVC fascias and new guttering and down pipes fitted 2018



LOCATION

4 Crantit Park is situated on the outskirts of Kirkwall only a short drive to the town centre with all local amenities and is close to Scapa beach and the new Balfour hospital.





4 Crantit Park, Kirkwall

SITE OF
NEW
HOSPITAL

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BEDROOM 1



BEDROOM 4/DINING ROOM



SERVICES – Mains water and electricity. Telephone. Shared septic tank.

COUNCIL TAX BAND - Band D. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band E.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All fitted carpets, blinds and curtains are included in the sale price.

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

PRICE – Offers over £215,000.

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

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DMNH

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.