



15 Strombery,
Kirkwall, KW15 1UX

OFFERS OVER £160,000



15 Strombery is a spacious 3 bedroom mid-terraced dwelling house. The attractive property has low maintenance gardens to the front and rear and a conservatory, off the kitchen, overlooking the rear garden. The large living room has a window at either end and has room for a dining area. There is a wet room shower room on the first floor with a second toilet on the ground floor. The 3 bedrooms are on the first floor and each has a panel heater.

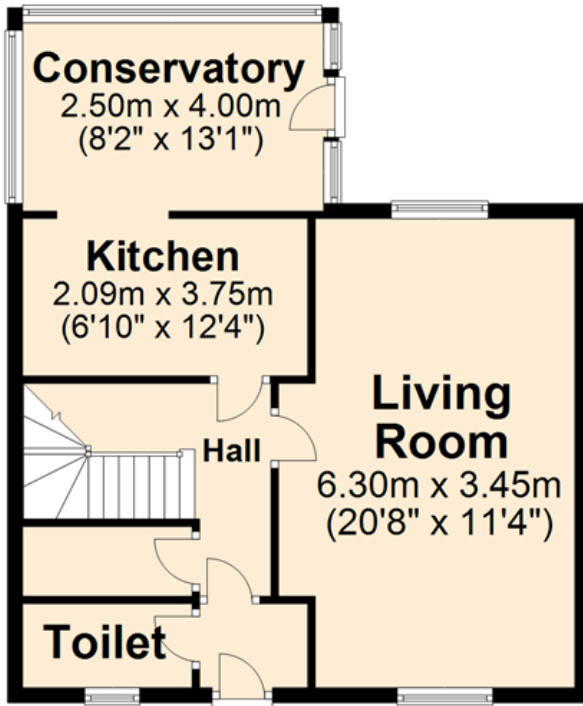
- Electric storage and panel heaters.
- uPVC framed double glazed windows.
- Spacious living room with decorative feature surround for an electric fire.
- Conservatory off kitchen with door into garden.
- Kitchen has fitted units with integral fridge, freezer and plumbing for washing machine.
- Toilet and walk-in cupboard on ground floor.
- Wet room shower room on first floor.
- Bedrooms on first floor.
- Enclosed gardens to front and rear.

LOCATION

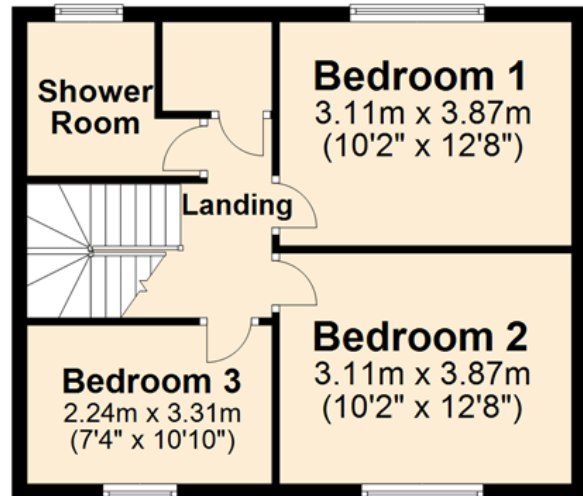
15 Strombery is situated close to schools and within walking distance of the town centre.

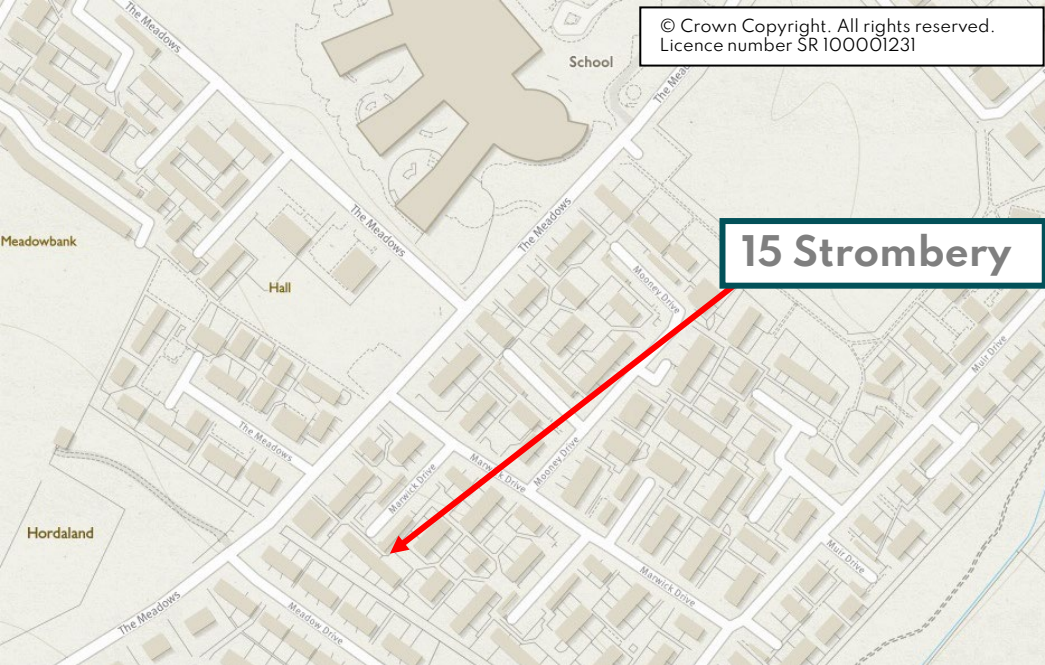


GROUND FLOOR



FIRST FLOOR





SERVICES – Mains services.

COUNCIL TAX BAND – Band B. 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 E.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains, blinds and cooker are included in the sale price.

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

PRICE – Offers Over £160,000.

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.