



**Malba, 13 George Street,
Kirkwall, KW15 1PW**

OFFERS OVER £265,000

 **LOWS**

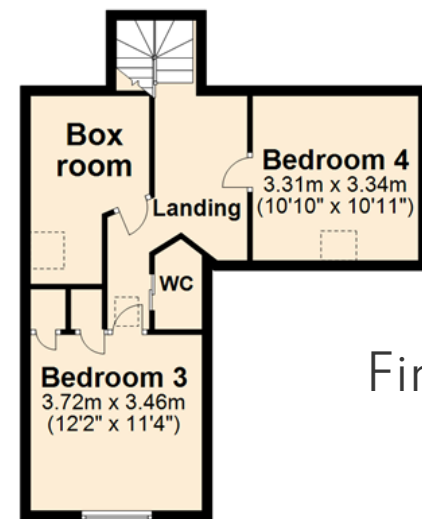
Malba is a spacious 4 bedroom detached dwellinghouse offering a high standard of family accommodation. The detached property enjoys a view across Kirkwall with the bay in the distance. The large L shaped living room looks out over the garden and has glazed doors into the dining room which has a multi-fuel stove. The kitchen is off the dining room and has quality fitted units with integral appliances and space for a breakfast table. There is a shower room and the master bedroom with en-suite together with bedroom 2 on the ground floor. Bedrooms 3 and 4 together with a toilet and box room are on the first floor. The garage, with electric door, and workshop adjoin the house. The garden is laid to lawn with a drying area and flower borders.

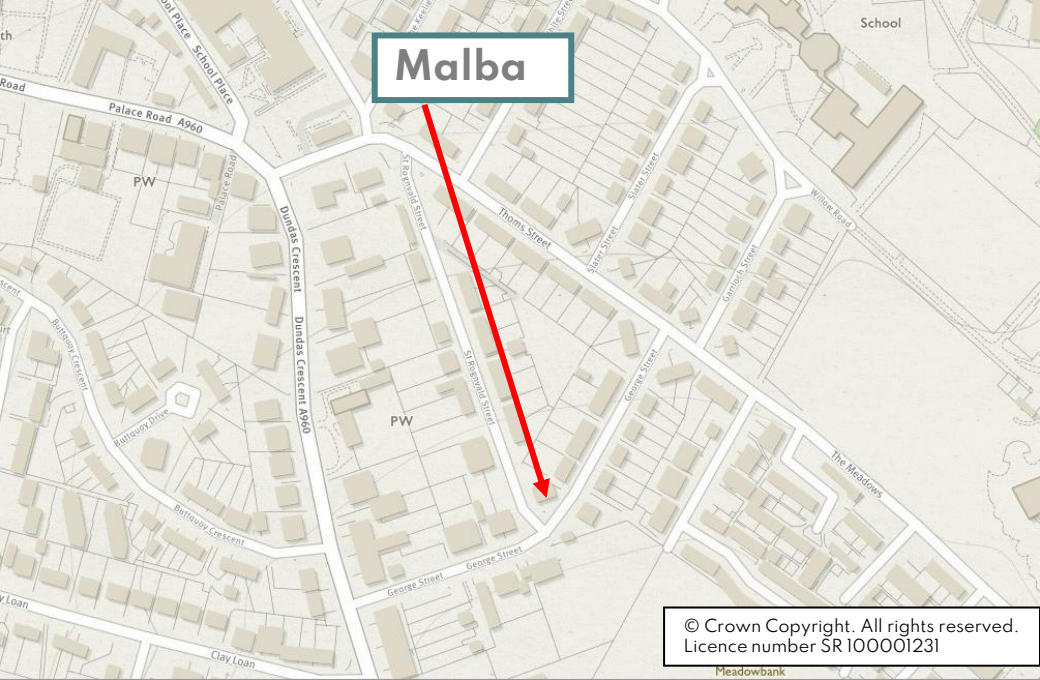
- Oil central heating.
- Velux and uPVC framed double glazed windows.
- Spacious living room with large window.
- Multi-fuel stove in dining room.
- Integral gas hob, oven, dishwasher and fridge/freezer in kitchen
- Utility room with w.c. and plumbing for a washing machine.
- Shower room.
- Master bedroom with en-suite wet room.
- Workshop. Garage with electric door.
- Garden shed, used as a wood store.
- Garden with lawn and drying area.

LOCATION

Malba is conveniently situated close to the town centre and schools.







SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band D. 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 – The floor coverings are included in the sale price.

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

PRICE – Offers Over £265,000.

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

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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.