



**70 Meadowbank,**  
Kirkwall, KW15 1QL

**OFFERS OVER £150,000**



70 Meadowbank is a spacious 3 bedroom mid-terraced dwelling house. The property has a lovely open outlook to the rear across the park.

The large living room has two windows at each end and has room for a dining area.

The bright kitchen has a door leading out to the rear garden and drying area.

The 3 bedrooms are on the first floor, together with the shower room. There is a second toilet conveniently located on the ground floor.

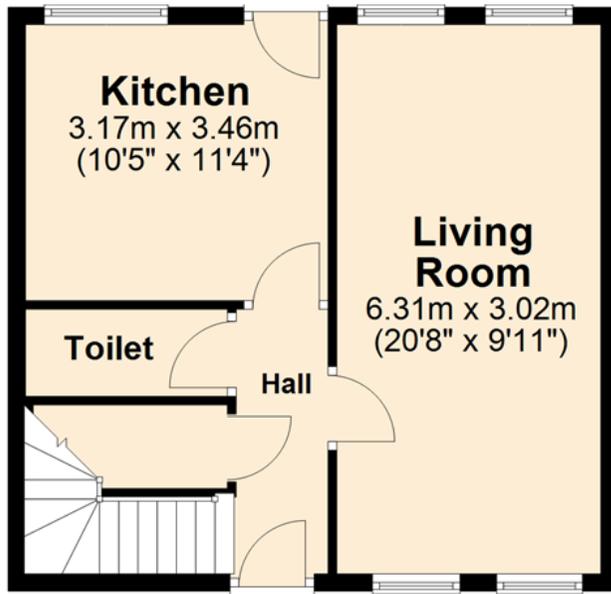
- Electric air source and panel heaters.
- uPVC framed double glazed windows.
- Spacious living room with open outlook to the rear.
- Bright kitchen with fitted units and washing machine.
- Toilet and walk-in cupboard on ground floor.
- Shower room on first floor.
- 3 first floor bedrooms each with a built-in wardrobe.
- Enclosed garden to the rear.

## LOCATION

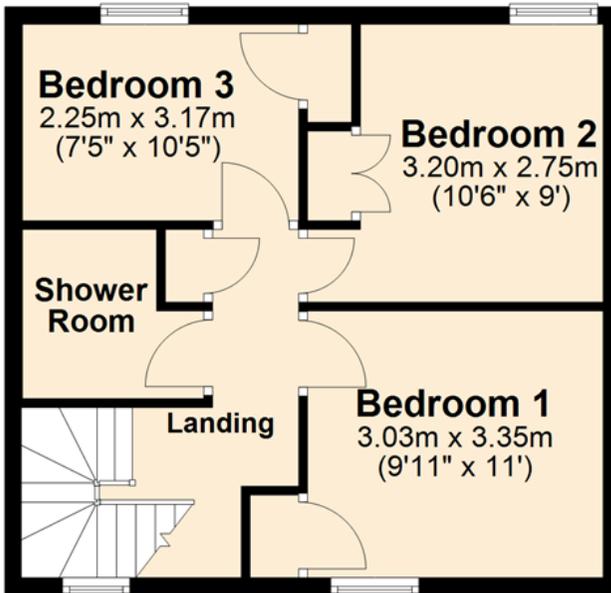
70 Meadowbank is situated close to schools and within walking distance of the town centre.

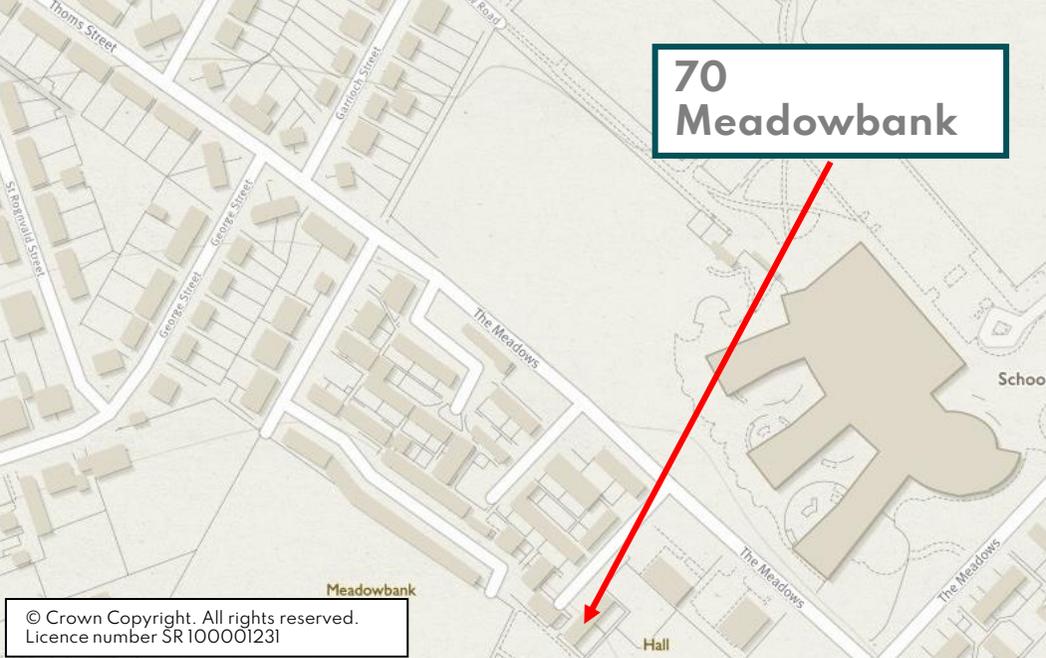


# GROUND FLOOR



# 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 D.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings, curtains, fridge and washing machine are included in the sale price.

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

**PRICE** – Offers Over £150,000.

**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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**CMS**

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.