



4 High Park Lodges,

Rosebank, Kirkwall, KW15 1SU

OFFERS OVER £210,000
(£10,000 less than home report valuation)



4 High Park Lodges is a well-presented 2 bedroom detached bungalow. The attractive property stands in good decorative order and has raised decking together with private parking.

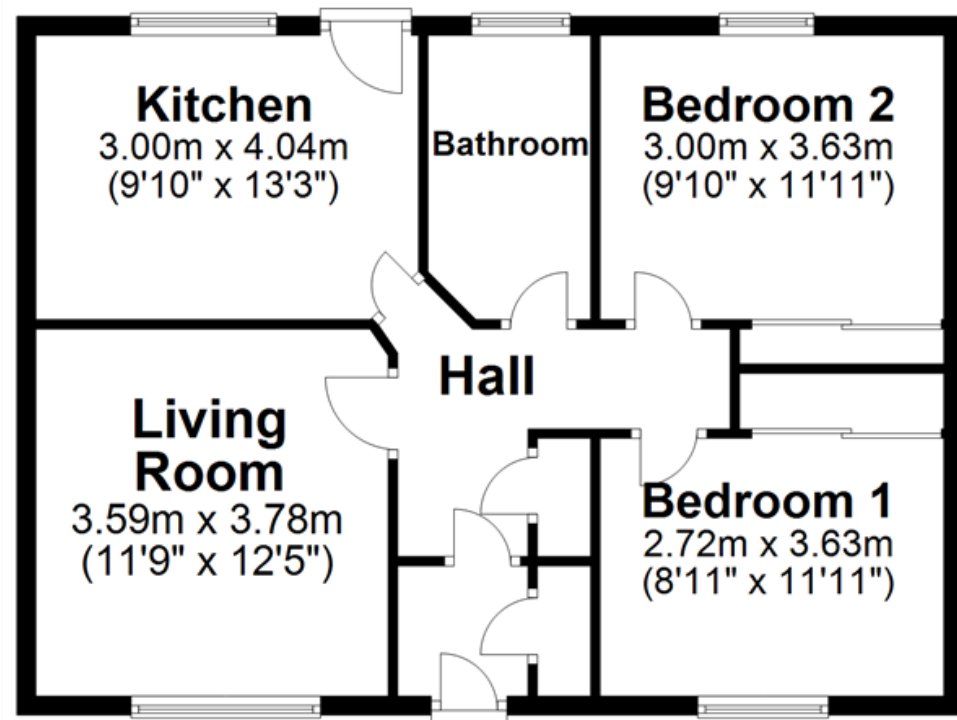
The bungalow has air source heating, and the living room and hall feature wooden flooring. The kitchen has a dining area and integral appliances whilst the stylish bathroom has a shower over the bath. Both bedrooms have a large built-in wardrobe with sliding mirror doors.

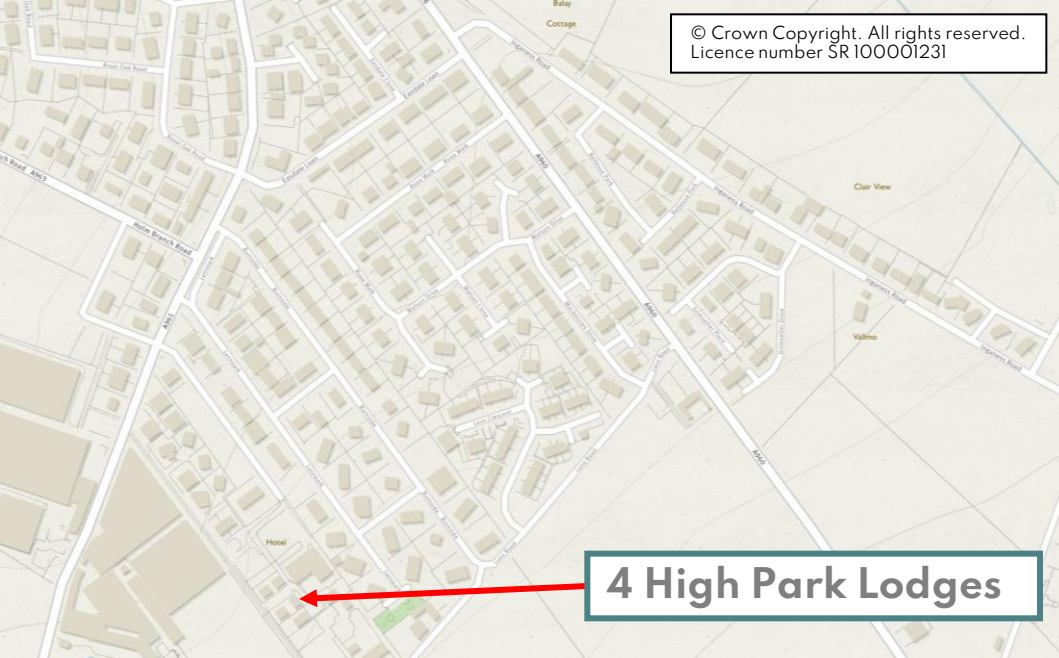
- Air source heating.
- Timber framed double glazed windows.
- Livingroom and hall feature wooden flooring.
- Dining area and integral hob, oven and dishwasher in kitchen.
- Stylish bathroom with shower over bath.
- Both bedrooms have a large built-in wardrobe with sliding mirror doors.
- Raised decking offers outdoor seating area.
- Raised border with bushes and shrubs.
- Parking spaces at side of house.

LOCATION

4 High Park Lodges is situated on the outskirts of Kirkwall, close to the Lynnfield Hotel, and is a short drive from the town's amenities.







SERVICES – Mains services.

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 C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings and light fittings are included in the sale price

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

PRICE – Offers Over £210,000.

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.