



Nyka-Tjorn,
Linklater Drive, Kirkwall, KW15 1XX

OFFERS OVER £420,000



Nyka-Tjorn is an expansive dwellinghouse located in a popular private residential area of Kirkwall, where properties rarely come to the market. The attractive property enjoys views, to the rear, across farmland to the sea

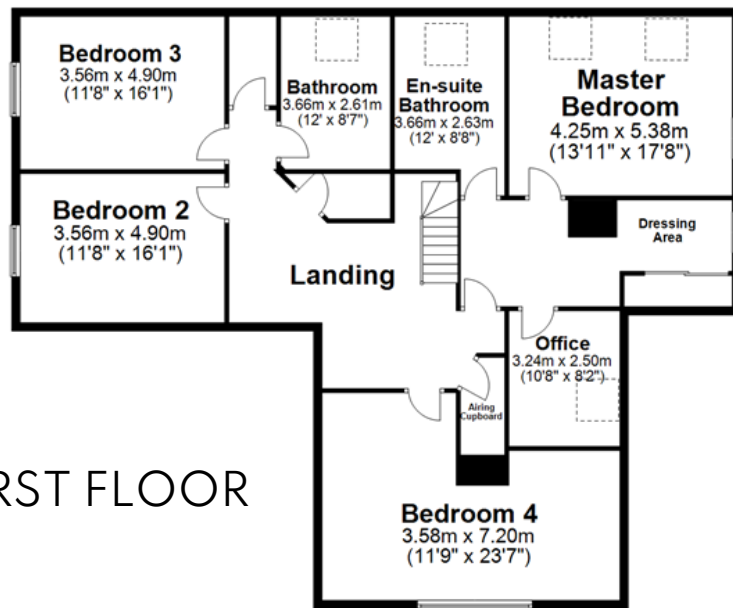
The dwelling, which has been completed to a high standard with hardwood finishings throughout, features 3 public rooms, 5 double bedrooms, 2 bathrooms, a shower room, office and utility room. The property also benefits from 2 garages, a workshop, summer house and large mature garden.

- Oil central heating.
- Timber and uPVC double glazed windows.
- Bright, spacious living room, with fireplace (chimney understood to be capped).
- Sunroom overlooking the garden.
- The kitchen, which features a Rangemaster gas oven and hob, has double doors leading into the dining room.
- Large utility room with plumbing for a washing machine and space for a tumble dryer.
- 5 double bedrooms with the Master bedroom suite featuring a large bathroom, dressing room and office.
- Second bathroom and a shower room.
- Large front garden laid to lawn with shrubs, mature trees, borders, patio and summer house.
- Driveway leads to garages and workshop.
- Vegetable plot and drying area to rear.

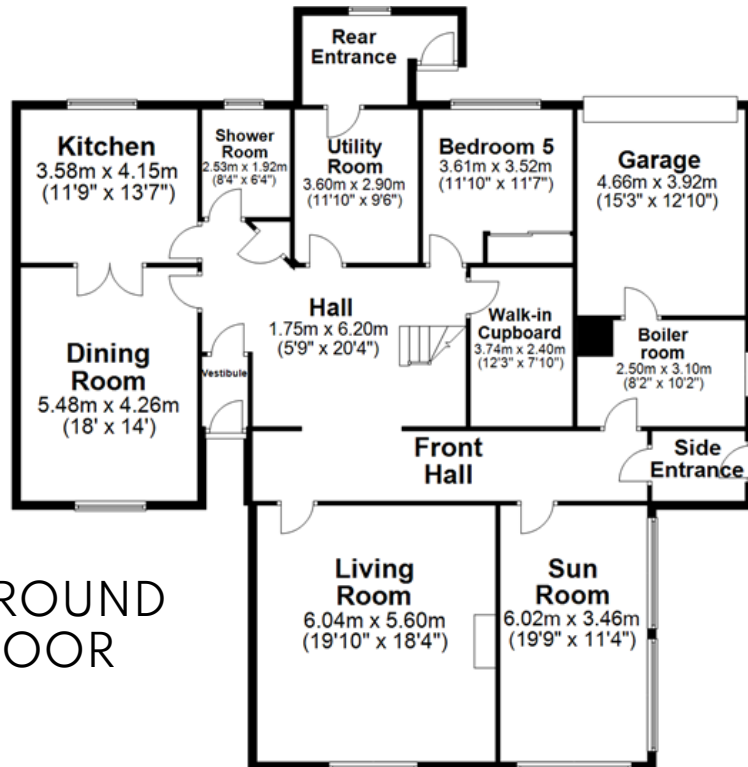
LOCATION

Nyka-Tjorn is located in a popular private residential area of Kirkwall, a short distance from the town centre.



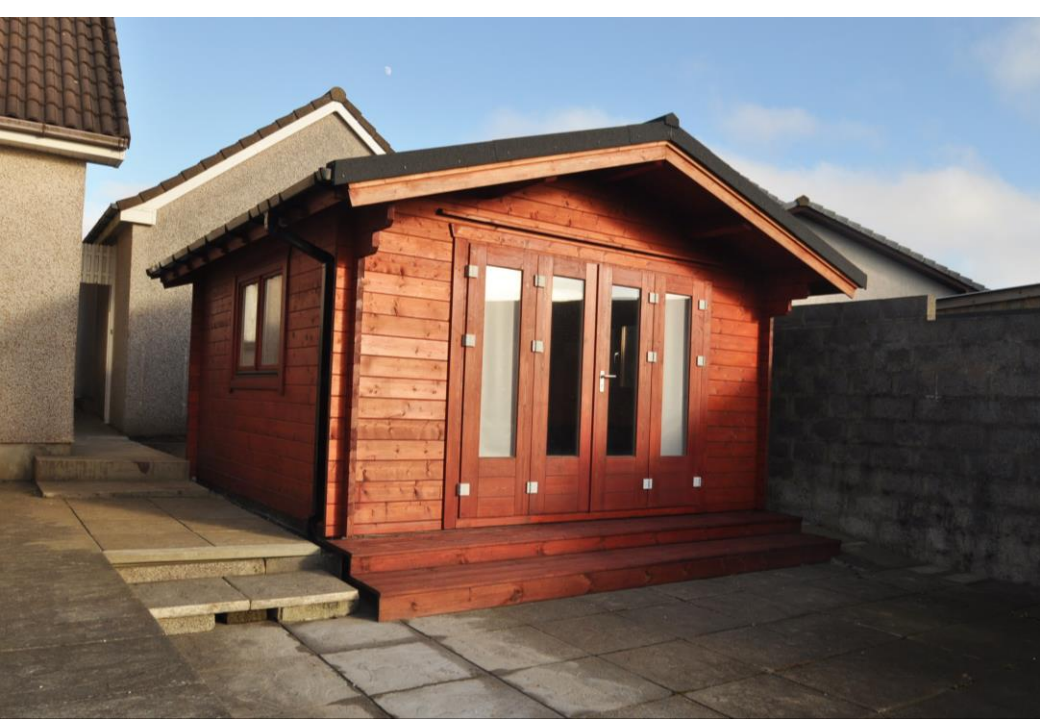


FIRST FLOOR

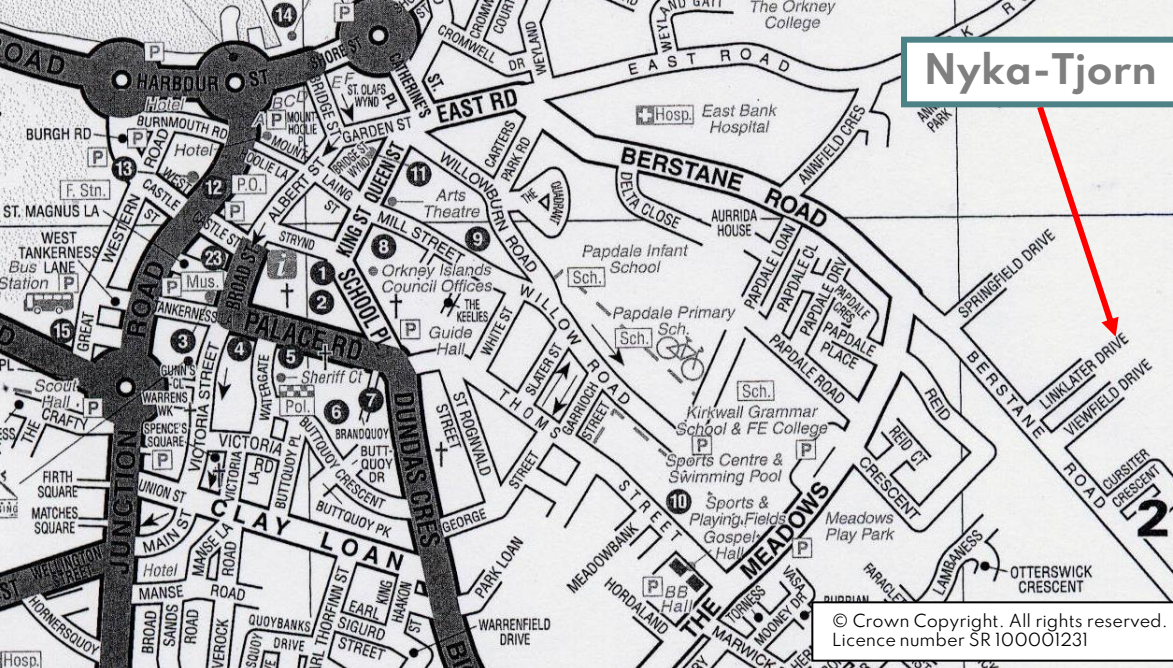


GROUND FLOOR









SERVICES – Mains services.

COUNCIL TAX BAND – Band E. 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 together with the gas range cooker, fridge, dishwasher, tumble dryer, washing machine and bedroom furniture are included in the sale price. The furniture on the ground floor is available by separate negotiation.

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

PRICE – Offers Over £420,000.

Further enquires 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.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.