



**3 Jubilee Court,**  
Kirkwall, KW15 1XR

**OFFERS OVER £320,000**







3 Jubilee Court is an immaculately presented 3 bedroom detached bungalow situated in a popular residential development in Kirkwall. The attractive property offers a high standard of family accommodation. The dwelling benefits from a spacious living room and a large, modern kitchen/diner with separate utility room. The bathroom features a bath and separate shower and the master bedroom benefits from an en-suite with shower. Each bedroom has a built-in wardrobe with sliding mirror doors. The enclosed rear garden includes lawn with rotary dryer and a patio area. There is off-street parking to the front of the property.

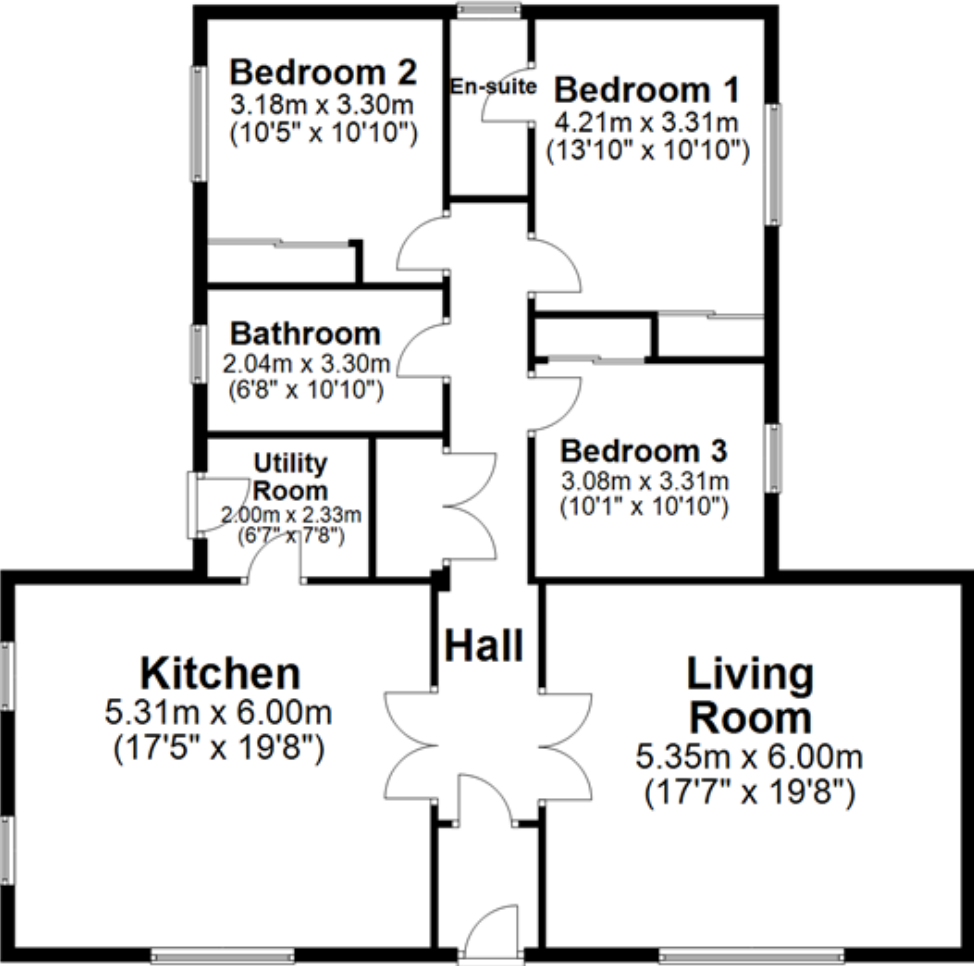
- UPVC framed double glazed windows.
- Air to water under floor central heating.
- Spacious living room.
- Large, modern fitted kitchen/diner with integrated appliances.
- Utility room with plumbing for a washing machine and space for a tumble dryer.
- Modern bathroom suite with shower and bath.
- Master bedroom with en-suite.
- Each of the 3 double bedrooms has a built-in wardrobe with sliding mirror doors.
- Enclosed garden to rear with lawn and patio.
- Off-street parking and low maintenance chipped garden to the front.

**LOCATION**

3 Jubilee Court is situated close to Glaitness Primary School, Pickaquoy Leisure Centre, supermarkets and the town centre.



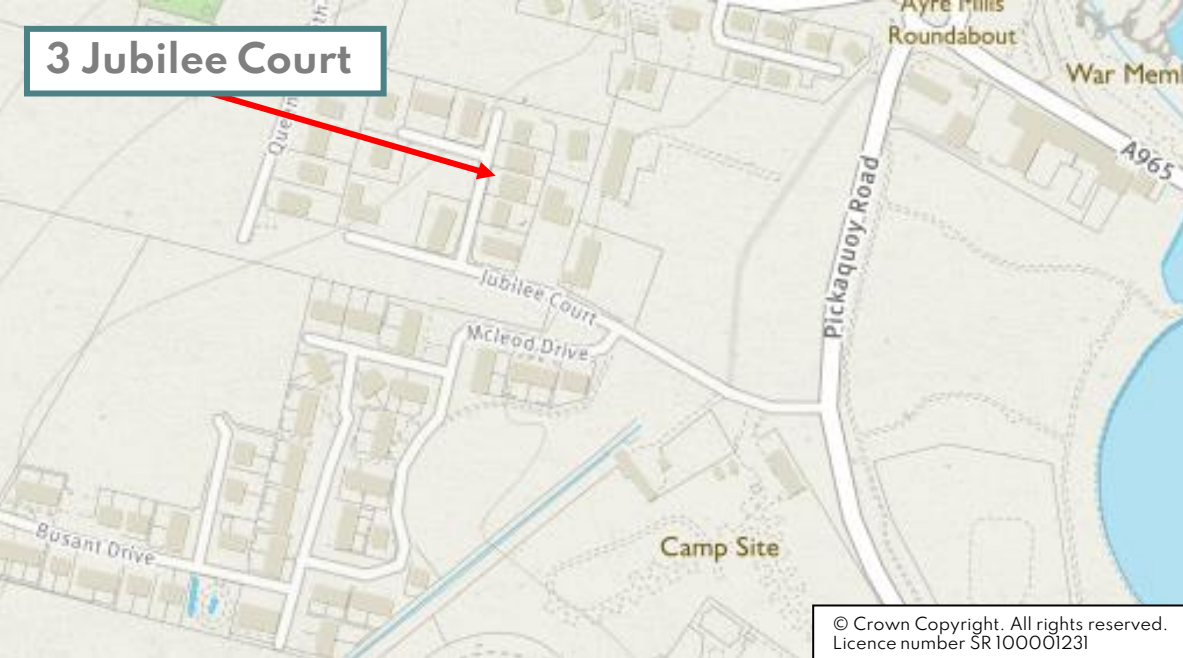








## 3 Jubilee Court



**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 C.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings are included in the sale price.

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

**PRICE** – Offers Over £320,000.

**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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### ETCN

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.