



**8 Kirklands Road,**  
Kirkwall, KW15 1EU

**OFFERS OVER £140,000**



8 Kirklands Road is a two bedroom mid-terraced dwelling house which may especially appeal to first time buyers.

The accommodation includes a spacious living room with dining area and enclosed solid fuel fire. The kitchen has fitted cupboards, incorporating plumbing for a washing machine, and a door leading into the rear garden. There is also a side entrance from the front garden leading into the kitchen.

The modern shower room and the 2 bedrooms are on the first floor.

There is garden to the front and rear with a garden shed and drying area within the rear garden.

- Electric Dimplex Quantum and panel heaters.
- Timber framed double glazed windows.
- Spacious living room with window at either end.
- Kitchen with plumbing for a washing machine.
- Side entrance offers extra storage.
- Modern shower room.
- Bedroom 1 has a built-in cupboard.
- Garden shed within rear garden.

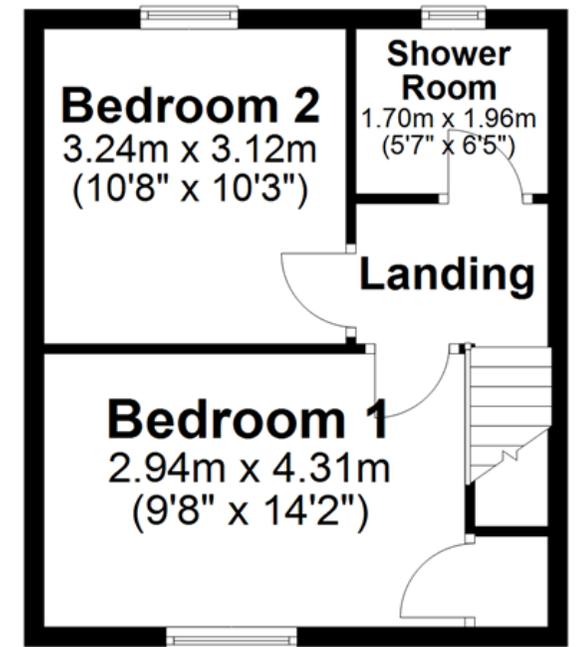
## LOCATION

8 Kirklands Road is situated within walking distance of the hospital, town centre and schools.

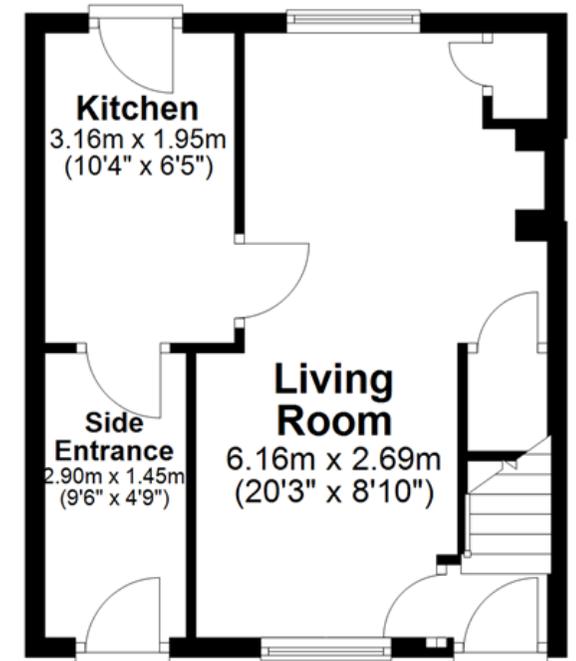




FIRST FLOOR



GROUND FLOOR





**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Band B. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

**ENERGY PERFORMANCE RATING** – Band C.

**FIXTURES AND FITTINGS** – All floor coverings and curtains are included in the sale price. The wardrobes, white goods, leather settees and beds are available by separate negotiation.

**ENTRY** – By arrangement but not before mid August 2025.

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

**PRICE** – Offers Over £140,000

**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.