



3 Garrioch Street,
Kirkwall, KW15 1PL

OFFERS OVER £160,000



3 Garrioch Street is a 2 bedroom semi-detached dwelling located close to the Kirkwall town centre. The ground floor of the property features an entrance porch, spacious lounge and a bright kitchen overlooking the rear garden. On the first floor there is a shower room and 2 double bedrooms. Bedroom 1 benefits from built in storage and an airing cupboard.

- UPVC framed double glazed windows.
- Electric heating.
- Living room with fireplace and understairs storage.
- Bright kitchen with integral hob, extractor fan and eye-level double oven.
- 2 double bedrooms.
- Shower room with electric shower.
- Private driveway to side of property.
- Enclosed rear garden laid to lawn with 2 garden sheds.

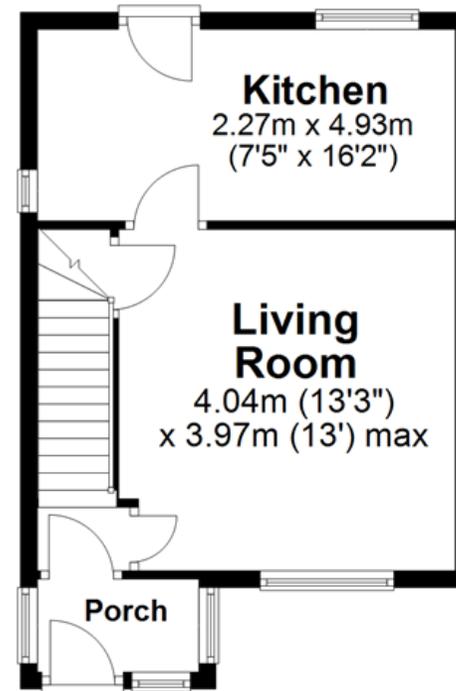
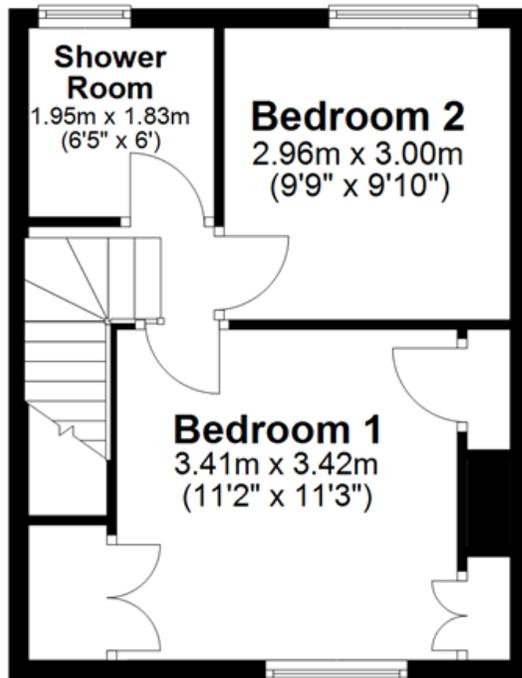
LOCATION

3 Garrioch Street is conveniently located close to the town centre and its amenities, and very close to both Papdale Primary and Kirkwall Grammar Schools.



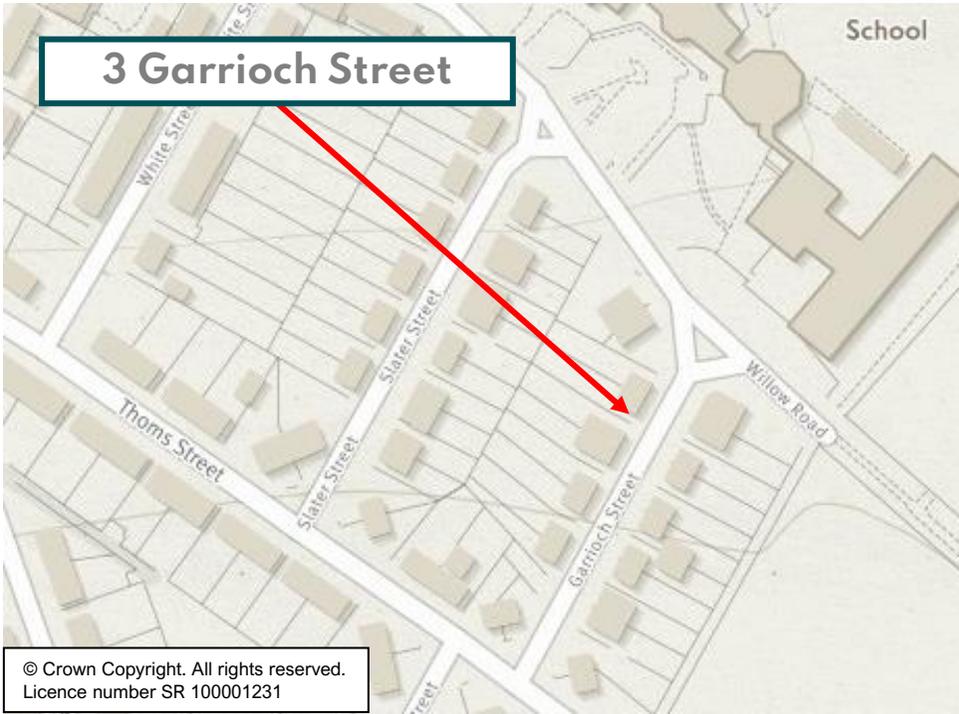


**FIRST
FLOOR**



**GROUND
FLOOR**

3 Garrioch Street



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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 E.

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

ENTRY – By arrangement.

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

PRICE – Offers Over £160,000

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.