



**2 Buttquoy Drive,**  
Kirkwall, KW15 1JJ

**OFFERS OVER £170,000**



2 Buttquoy Drive is a well-presented 3 bedroom semi-detached dwelling in a popular residential area close to the town centre.

The property has neutral décor throughout, a bathroom on the ground floor and three bedrooms on the first floor.

Outside there is a low maintenance chipped garden to the front with a garden to the rear to lawn with decking and a garden shed.

- Electric storage heating.
- UPVC framed double glazed windows.
- Bright living room to the front.
- Kitchen/diner to the rear with door to garden.
- Bathroom with shower above bath.
- Bedroom 1 has dual aspect.
- Bedrooms 2 and 3 have built in wardrobes.
- Low maintenance garden to front laid to chips.
- Rear garden laid to lawn with decking and garden shed.
- Views over Earls Palace and St Magnus Cathedral.

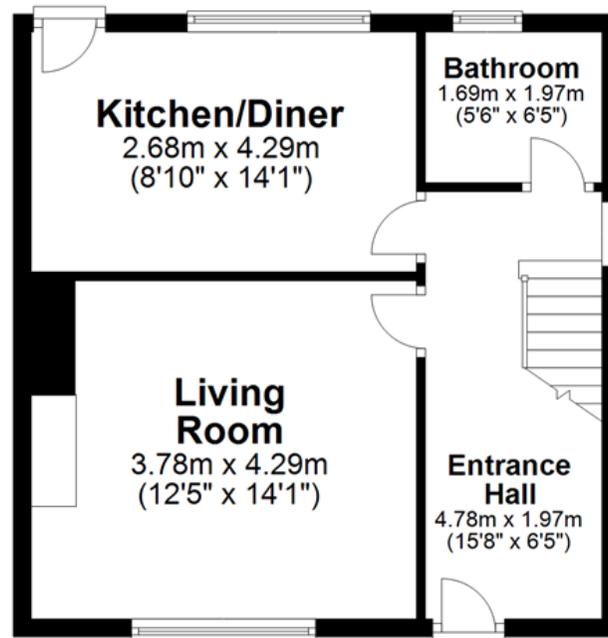
## LOCATION

2 Buttquoy Drive is situated just a few minutes' walk to the town centre with all local amenities. Earls Palace and St Magnus Cathedral are very close by.

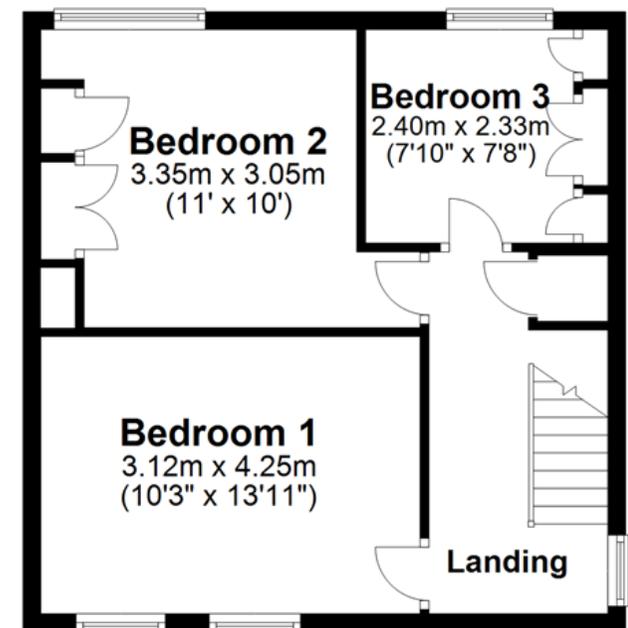


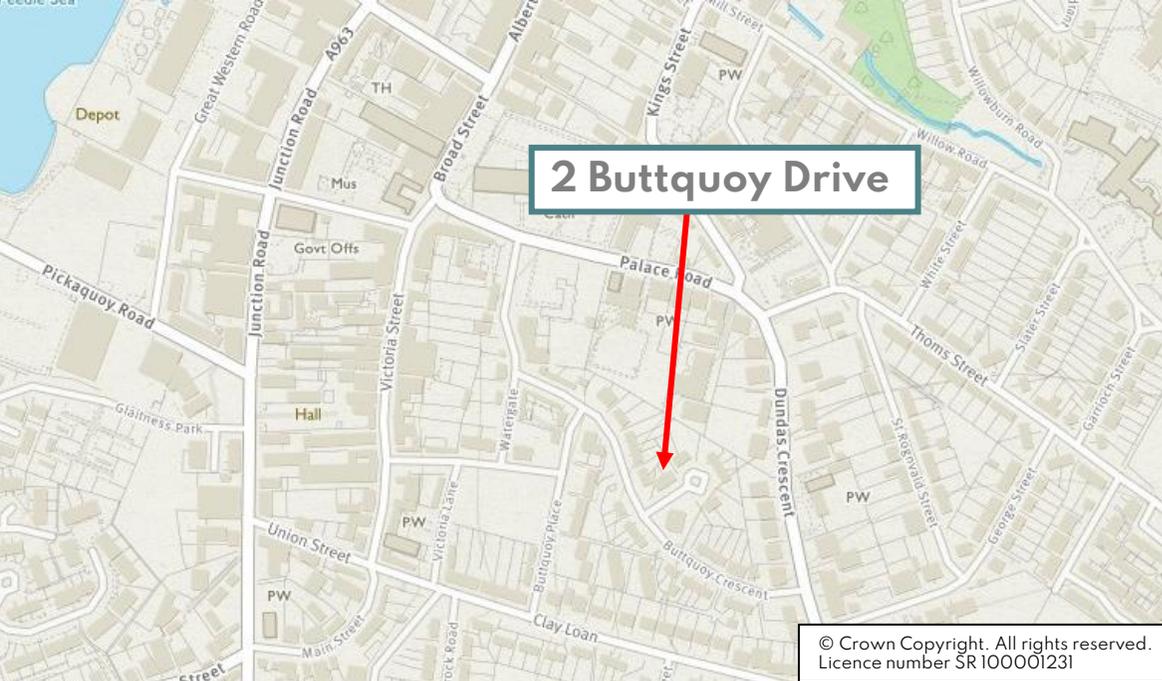


## GROUND FLOOR



## FIRST FLOOR





**SERVICES** – Mains services. Telephone.

**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 E.

**FIXTURES AND FITTINGS** – All floor coverings, curtains and the garden shed are included in the sale price.

**ENTRY** – By arrangement.

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

**PRICE** – Offers Over £170,000.

**Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.**

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450 W:  
[www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

**rightmove**   
**find your happy**

**DMNH**

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.