



The Hoggie,
Pipersquoy Road, Kirkwall, KW15 1EF
OFFERS OVER £260,000



The Hoggie is a well-presented 3 bedroom bungalow in a popular residential area close to the Balfour Hospital.

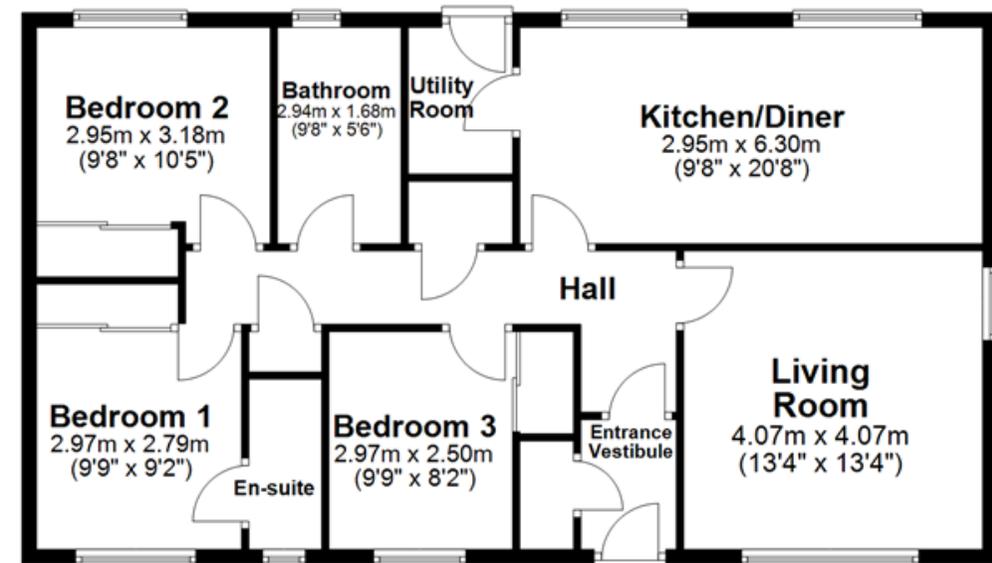
The property has neutral décor throughout and a modern kitchen/diner with integral appliances. Outside there is an enclosed garden with lawn and garden shed to the front and a large decking area to the rear. There is off-street parking to the side of the property.

- Air to water underfloor heating.
- UPVC framed double glazed windows.
- Neutral décor throughout.
- 4kw solar panels which benefit from a F.I.T (feed in tariff) that will continue until 2037 and generates £800 per year.
- Bright living room with dual aspect.
- Spacious kitchen/diner with integral appliances and space for table and chairs.
- Utility room with washing machine and space for a tumble drier.
- Bathroom with shower above bath.
- Master bedroom with en-suite.
- 2 bedrooms have built in wardrobes with sliding mirror doors.
- Enclosed garden with lawn, garden shed and large decking area.
- Parking to the side of the property.

LOCATION

The Hoggie is situated in a popular residential area of Kirkwall a short walk from the town centre and the hospital.







SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band D. 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 B.

FIXTURES AND FITTINGS – All floor coverings, blinds, TV's in bedroom 1 and dining room, microwave, LG washing machine and 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 £260,000.

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

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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.