



Inchtaigh, New Scapa Road, Kirkwall, KW15 1BN  
**FOR SALE – Offers in the region of £235,000**



3



2



2



D

# Inchtaigh, Kirkwall, Orkney

- Mix of uPVC and timber framed double glazed windows
- Air source to water central heating
- Highly sought after location
- Off road parking
- 2 freestanding sheds
- Mature garden grounds
- Requires modernisation

Inchtaigh is a deceptively spacious three-bedroom bungalow located in a highly sought-after area of Kirkwall. This character property benefits from off-road parking and is only a short walk from the town centre and associated local amenities, such as a primary school, GP surgeries and supermarkets.

Inchtaigh possesses a lot of potential and with some modernisation, could be transformed into a perfect family home.

We highly recommend viewing this property to see its full potential.



## Entrance Hall

Entrance through timber exterior door. Double aspect windows to the front and side. Wall mounted shelving. Carpet. Access to living room.

## Living Room

Double aspect windows to the front and side. Space for wood burning stove. Decorative arch with built in shelving. Wooden flooring. Access to bedroom 1 and hallway.

## Bedroom 1

Double bedroom with double aspect windows to the front and side. Built in wardrobe with hanging space and shelving. Radiator. Wooden flooring.

## Hallway

Spacious built in storage cupboard with shelving. Radiator. Heating control panel. Wooden flooring. Access to kitchen, bathroom and dining room.



## Kitchen

Spacious kitchen with ample floor and wall mounted units. Extensive worktop space. Composite 1 ½ bowl sink with mixer tap and drainer. Rayburn range cooker. Gas hob with extractor fan above. Space and plumbing for dishwasher and washing machine. Double aspect windows to the front and rear. Built in cupboard housing the hot water tank. Wall mounted shelving. Tiled flooring Access to rear garden.

## Bathroom

WC. Bath with plumbing for shower over, wash hand basin with vanity unit below. Privacy glass window to rear. Heated towel rail. Tiled flooring.

## Dining Room

Decorative arch with built in shelving. Radiator. Loft access. Wooden flooring. Access to conservatory and bedroom 2.

## Bedroom 2

Double bedroom. Double aspect windows to the front and side. Built in wardrobe with hanging rail and shelving. Radiator. Wooden flooring.

## Conservatory

Double aspect to the rear and side. Fitted, low level shelving. Radiator. Second loft access. Carpet. Access to bedroom 3, shower room and outside.

## Bedroom 3

Double bedroom with window to the side. Built in wardrobe with hanging rail and shelving. Radiator. Carpet.

## Shower Room

Privacy glass window to the side. WC. Wash hand basin with large mirror above. Shower enclosure with plumbing for shower. Built in storage cupboard with shelving. Heated towel rail. Wall mounted shelving. Wall mounted heater. Wall mounted mirror. Radiator. Carpet and tiled flooring

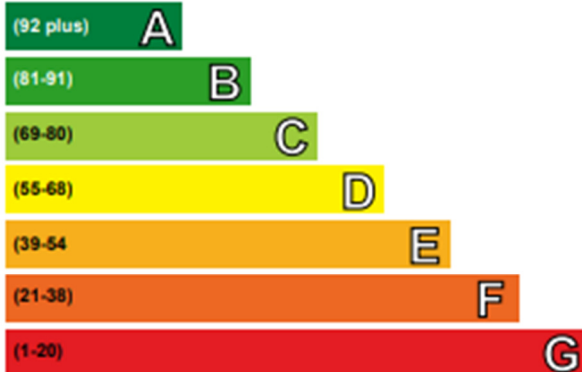
## Garden

Mature, wrap around garden with a low level wall to the front. Driveway leading to a large timber shed and around to the rear garden.



# EPC

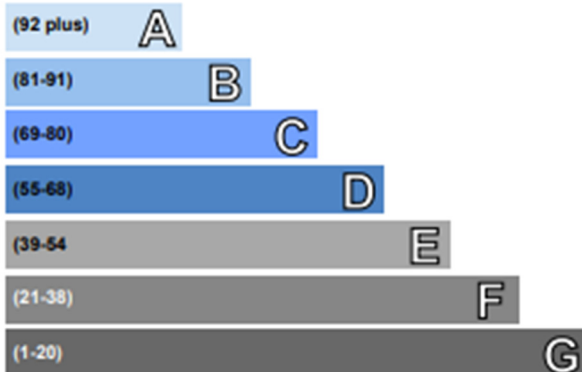
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
67	81

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
66	80

# Floor Plan



**COUNCIL TAX**

The subjects are in Band D. The Council Tax Band may be re-assessed by the Orkney Island’s Council when the property is sold. This may result in the Band being altered.

**ENERGY PERFORMANCE RATING**

The property has an energy rating of band D (67)

**SERVICES**

Mains electricity, drainage and water.

**FIXTURES AND FITTINGS**

Floor and window coverings are included in sale price.

**PRICE**

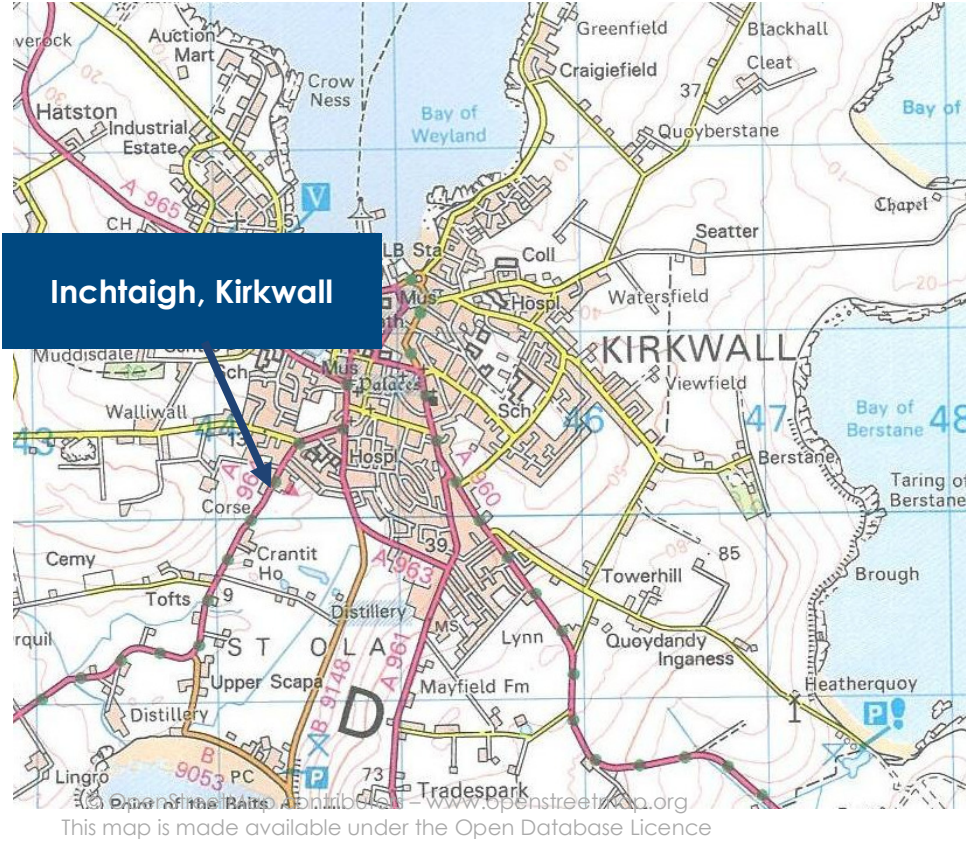
Offers over £235,000 are invited. Home report valuation £265,000.

**VIEWING**

All viewings to be arranged by appointment only through d and h as the sole selling agent:

**Telephone:** 01856 872 216  
**Fax:** 01856 872 483

**Email:** hello@dandhlaw.co.uk  
**\*All viewings are conducted at the viewers own risk.**



NOTES - These particulars have been prepared following inspection of the property in April 2024 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.