



Offers over £220,000

Garmistane  
8 Papdale Crescent, Kirkwall, KW15 1JS

Harcus.



**This three-bedroom detached bungalow, complete with an integral garage, is now available to purchase, providing ample and comfortable family living space. Located in a desirable private residential neighbourhood, it is conveniently close to schools and just a short walk from the town centre. The property includes a Vestibule, Hallway, Living room, Conservatory, Kitchen/Diner, Utility room, Shower room, and three Bedrooms.**

-  3 bedrooms
-  1 bathroom
-  2 Public room

### **Vestibule**

1.68m x 1.50m (5ft 6" x 4ft 11")

With parquet flooring and a glazed inner door to the hallway.

### **Hallway**

With vinyl flooring, Telephone point and access to the attic.

### **Living room**

4.66m x 3.90m (15ft 3" x 12ft 9")

This room is filled with natural light flowing in from the large window that overlooks the rear garden. The sale includes built-in display and storage units. Television and telephone connection points.





### **Kitchen/Diner**

4.93m x 3.49m (16ft 2" x 11ft 5")

Equipped with floor and eye-level units, a spacious worktop area with a tiled splashback, an integrated oven and hob with an extractor hood, and plumbing for a dishwasher. There is ample room for a dining table and chairs.





### **Utility room**

3.80m x 2.42m (12ft 5" x 7ft 11")

The space includes wall and floor units, plumbing for a washing machine, and room for extra white goods. Doors leading to the garage and the conservatory.

### **Conservatory**

3.80m x 2.42m (12ft 5" x 7ft 11")

Wonderful additional room to unwind and enjoy the view of the rear garden.





### **Bedroom 1**

3.91m x 3.49m (12ft 10" x 11ft 5")

A spacious bedroom featuring two built-in wardrobes with hanging rails and shelves, accompanied by a vanity desk. It is decorated in neutral tones and has carpet flooring.



## Bedroom 2

3.50m x 3.46m (11ft 6" x 11ft 4")

This double bedroom overlooks the front of the property, featuring carpeting and a neutral decor. It also includes built-in wardrobes with hanging rails and shelves.



### **Shower room**

2.35m x 1.67m (7ft 9" x 5ft 6")

Consisting of a spacious tiled shower, toilet, and a wash basin integrated into a vanity unit. The floor is tiled and includes a heated towel rail. There is a modesty glazed window and a fan heater.



### **Bedroom 3**

2.67m x 2.57m (8ft 9" x 8ft 5")

This bedroom is located at the front of the property, featuring carpeting and neutral decor.







### **Garage**

4.98m x 3.80m (16ft 4" x 12ft 5")

The garage has an electric up and over door, power and lighting. Door to the utility room.

At the front of the property, the garden features a lawn with mature shrubs and bushes surrounding it. To the rear, there are chipped and lawn areas with mature shrubs, bushes, and plants, along with a paved patio that offers a sunny and sheltered spot for outdoor dining and entertaining. The sale also includes two wooden garden sheds.



8 Papdale Crescent has uPVC double glazed windows and electric underfloor heating.

## Services

Mains services

## Council Tax

Band D. This may be reassessed when the property is sold.

## Energy Performance Rating

Band D.

## Entry

By arrangement.

## Fittings & fixtures

All floor coverings, curtains, light fittings and two garden sheds are included in the sale.

## Price

Offers over £220,000.

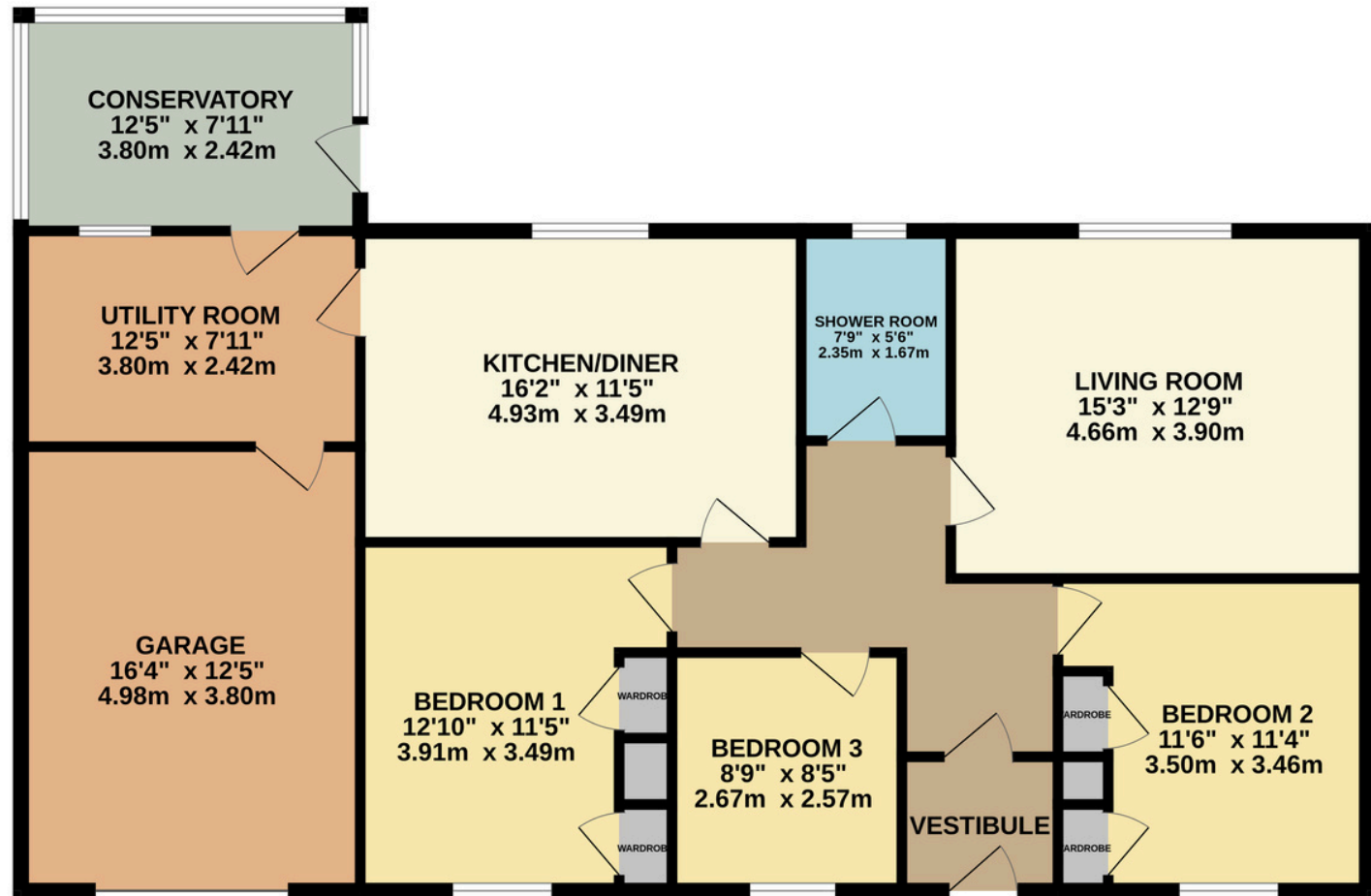
## Interested parties

Please note your interest to Harcus Law.

## Offers

Written offers should be submitted to Harcus Law.

## Floorplan





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## Arrange a viewing

### Contact us

Harcus Law  
13 Bridge Street Kirkwall, Orkney  
KW15 1HR

Opening hours:  
Monday to Friday 09:00 - 17:00  
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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