



**6 Gold Drive, Kirkwall, KW15 1HH**

**Offers Over £195,000**

Discover your perfect family home with this charming 3-bedroom terraced property in the heart of Kirkwall. Ideally situated close to local amenities, this home offers the perfect blend of comfort, convenience, and style.

Step inside to find a spacious layout that features an inviting living room, perfect for family time or entertaining guests. The three bedrooms provide plenty of space for your loved ones, ensuring comfort and privacy for the whole family. A separate utility room offers practical storage solutions and makes laundry a breeze, adding to the overall functionality of the home.

The neutral décor throughout allows you to easily personalize the space to reflect your unique style. Outside, you'll find the fully enclosed garden with its own terrace, offering a secure area where children can play freely, pets can roam safely, or you can simply relax and enjoy the fresh air.

With its desirable location, family-friendly features, and potential to make it your own, this home is the perfect opportunity to embrace a relaxed and enjoyable lifestyle in Kirkwall. Don't miss out on making this your new home!

#### SERVICES

Electricity: Mains

Water: Mains

Drainage: Mains

Telephone: Connected

Heating: Electric Air source

#### COUNCIL TAX - BAND C

#### EPC - BAND C

#### BEST ESTATE AGENTS GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

#### VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

#### OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

[info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

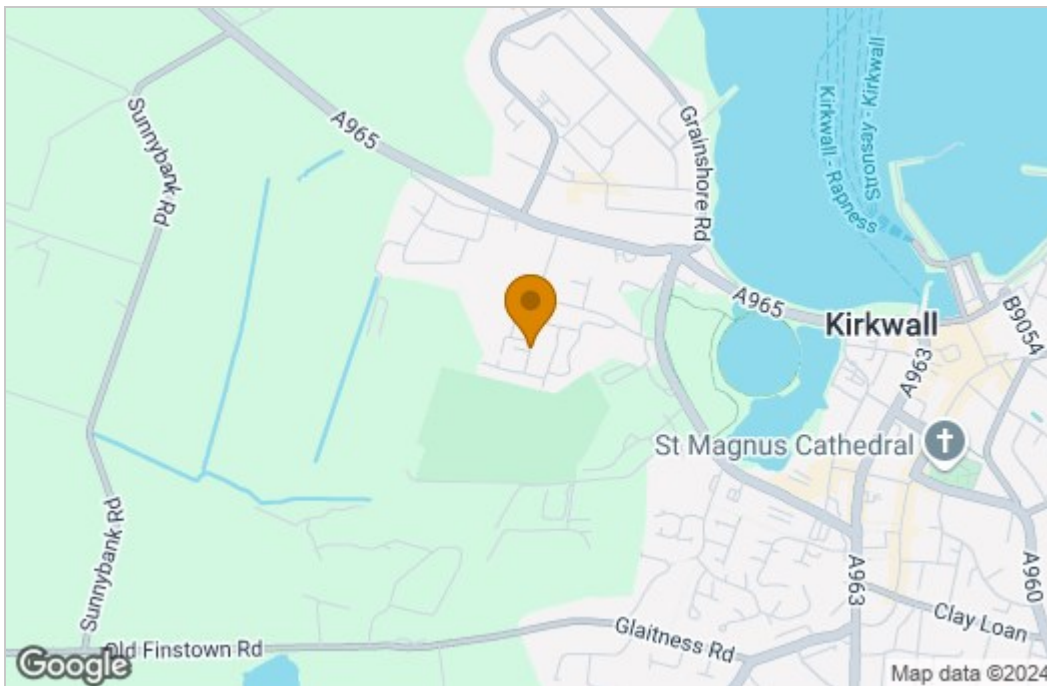
#### DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

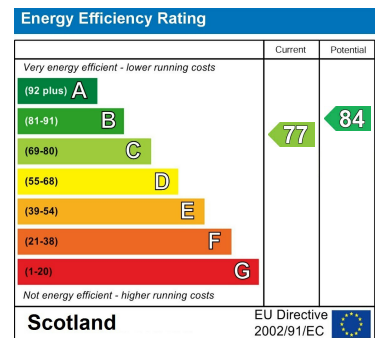
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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