



## Four Bells, Carness Road, St. Ola, KW15 1UE

### Offers Over £290,000

Four Bells is a detached, four bedroom property with large garden and summer house located in the sought after area of Carness, just outside Kirkwall.

This spacious family home is in move-in condition, with a practical layout of bright rooms on one level. The accommodation comprises a sunny living room with a large window. The kitchen has ample, modern units and a door through to the dining room and another to the utility room which has a back door to the garden. There are four bedrooms, two with ensuite shower rooms. The family bathroom has a jacuzzi bath, double sinks and a shower.

There is a garage attached to the side of the property. The rear garden is laid to lawn, with a paved patio area and a summer house.

Carness is ideally situated approximately one mile to the East of Kirkwall, close to local amenities. The walk between Kirkwall and Carness, around the Bay of Weyland, is popular with locals.

Electricity: Mains  
Water: Mains  
Drainage: Mains  
Heating: Oil Central Heating

#### BEST ESTATE AGENT GUIDE

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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.

C a l l   0 1 8 5 6   8 7 6 3 7 7   o r   e m a i l  
info@kallanproperties.co.uk

#### OFFERS

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON  
OUR WEBSITE

#### 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.

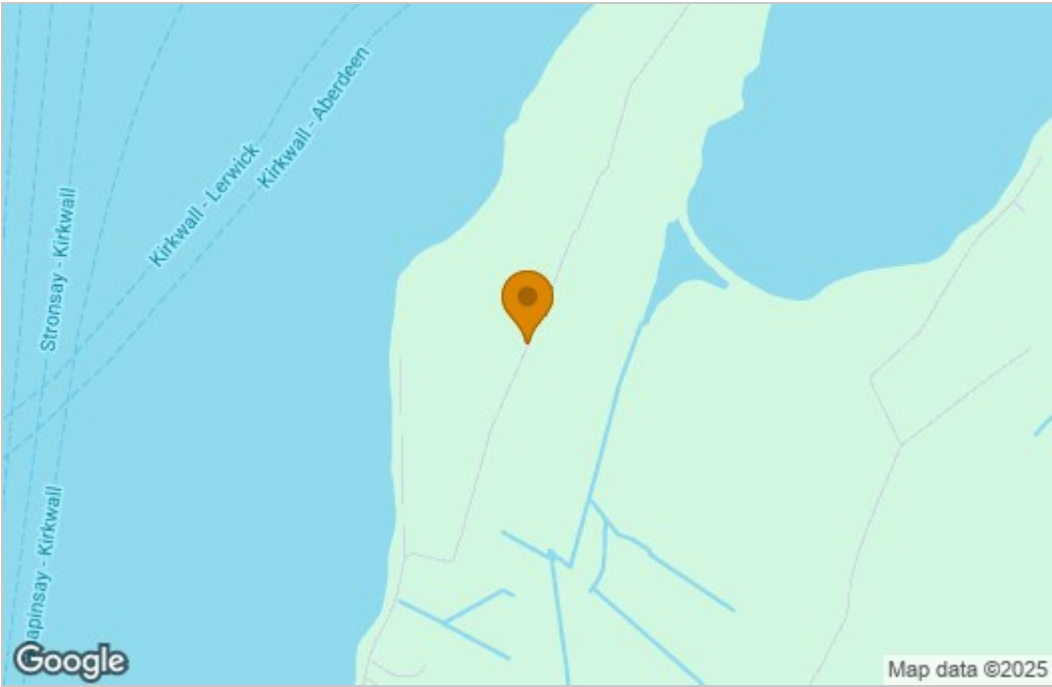
Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

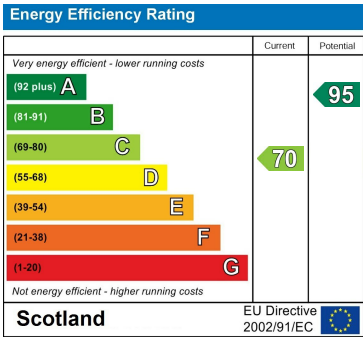
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.