



Carness Road, Kirkwall, KW15 1UE  
Offers Over £95,000





# Parcel of land Carness Road

Kirkwall, KW15 1UE

- PARCEL OF LAND APPROX. 820m<sup>2</sup>
- POPULAR LOCATION ON THE OUTSKIRTS OF KIRKWALL
- WHAT3WORDS LOCATION: swinging.stag.penned
- RURAL VIEWS
- FOR MORE INFORMATION, PLEASE CONTACT OUR OFFICE

Situated on the outskirts of Kirkwall, this parcel of land is conveniently situated in a quiet private development, just a few minute's drive or a walk from all the amenities of Kirkwall town centre.

Beautiful views over the open countryside to the rear.

This piece of land extends to approximately 820m<sup>2</sup> and may be suitable to erect a dwellinghouse, subject to the necessary planning permissions being obtained.

The purchaser will be responsible for the costs related to bringing services to the site.

With views over Kirkwall Bay, Carness is a popular area for walkers. This area offers a rural feel within easy distance of schools, shops and other facilities in Kirkwall.

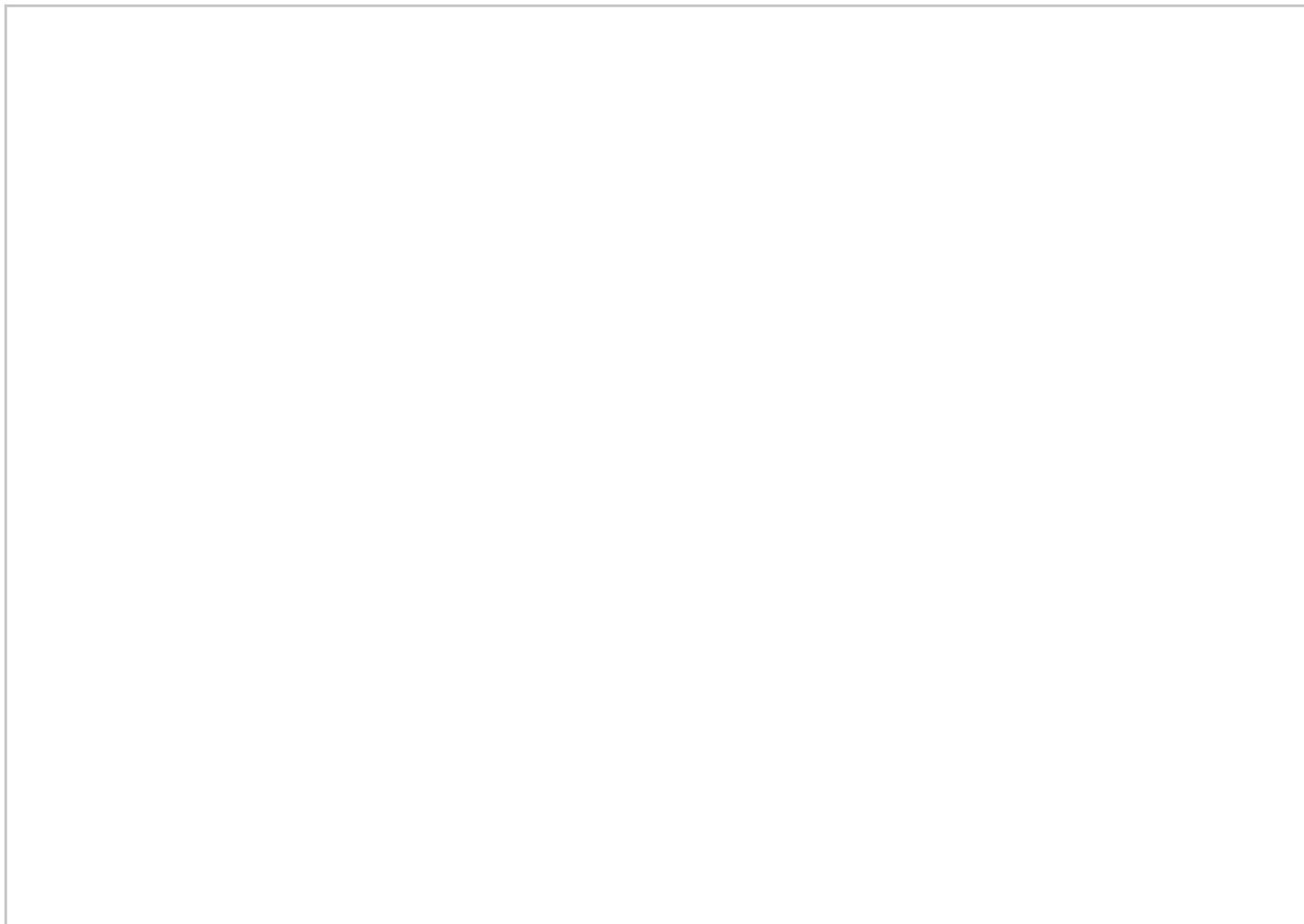
To view simply visit the site.



Directions



## Floor Plans



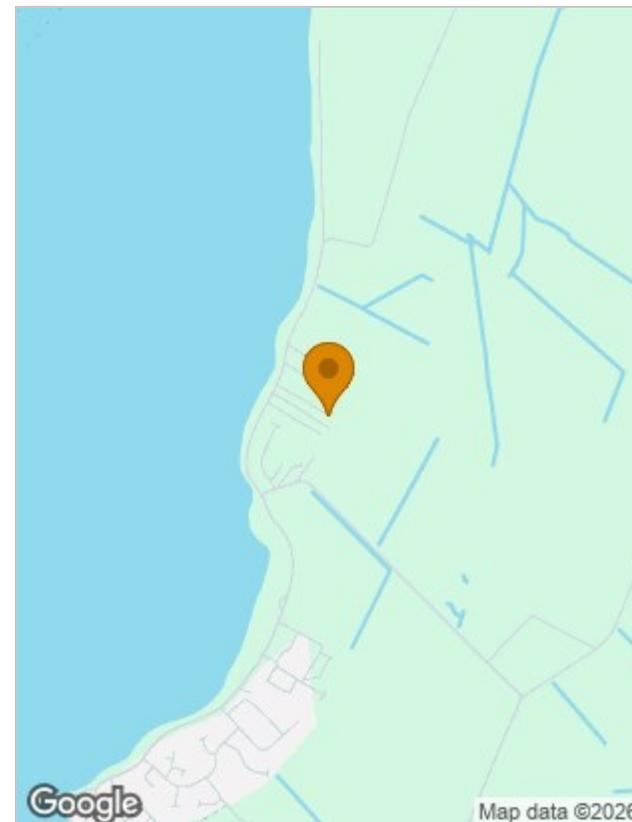
## Viewing

Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>	EU Directive 2002/91/EC		