



3 Grimsetter Drive, St. Ola, Kirkwall, KW15 1XT

Offers Over £220,000





# 3 3 Grimsetter Drive

Kirkwall, KW15 1XT

- 3 BEDROOM SEMI-DETACHED BUNGALOW
- CORNER PLOT WITH GENEROUS REAR GARDEN
- WHAT3WORDS LOCATION: [///dolphins.state.swooning](http://dolphins.state.swooning)
- CONTACT THE OFFICE TO BOOK A VIEWING
- MOVE-IN CONDITION
- POPULAR AREA OF KIRKWALL
- VIRTUAL TOUR AVAILABLE ON OUR WEBSITE

K Allan Properties is delighted to present 3 Grimsetter Drive to the market. This beautifully maintained three-bedroom semi-detached home is genuinely move-in ready, offering a straightforward, comfortable lifestyle from day one. Set in a popular area of Kirkwall, within easy reach of schools, local amenities and the much-loved Inganess Beach, it's a home that blends convenience with a welcoming sense of space.

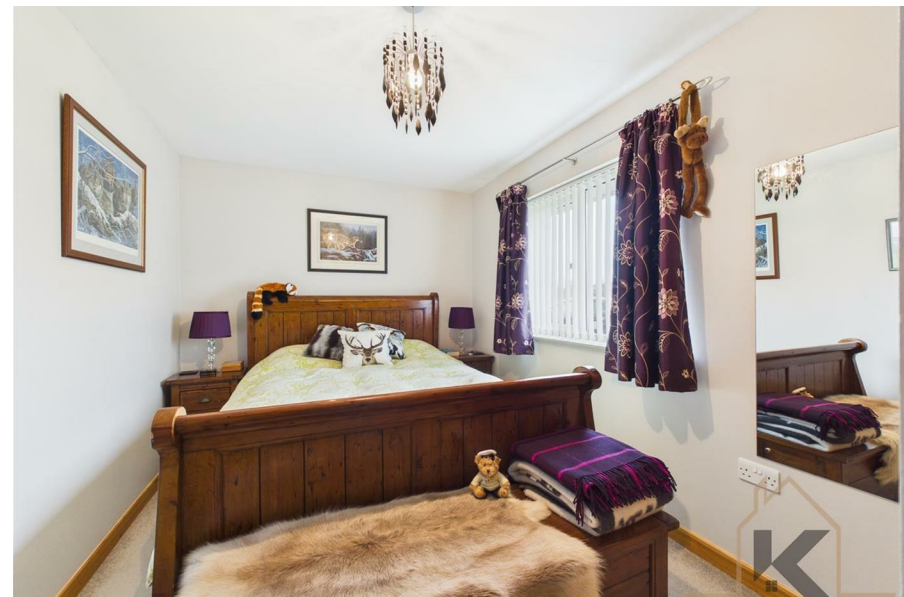
All on one level, the accommodation has a bright, sunny living room, a generous dining kitchen with direct access to the garden, three well-proportioned bedrooms, a family bathroom and a separate WC. The layout flows easily, making it ideal for a wide range of buyers - first-time purchasers, families, downsizers or anyone looking for a low-maintenance home. Thoughtful storage is found throughout, including fitted wardrobes in the bedrooms and two large hall cupboards.

Outside, the property has a neat front lawn framed by an evergreen hedge, a private driveway, a wooden shed and a large enclosed garden wrapping around the rear and side - perfect for relaxing, gardening or play.



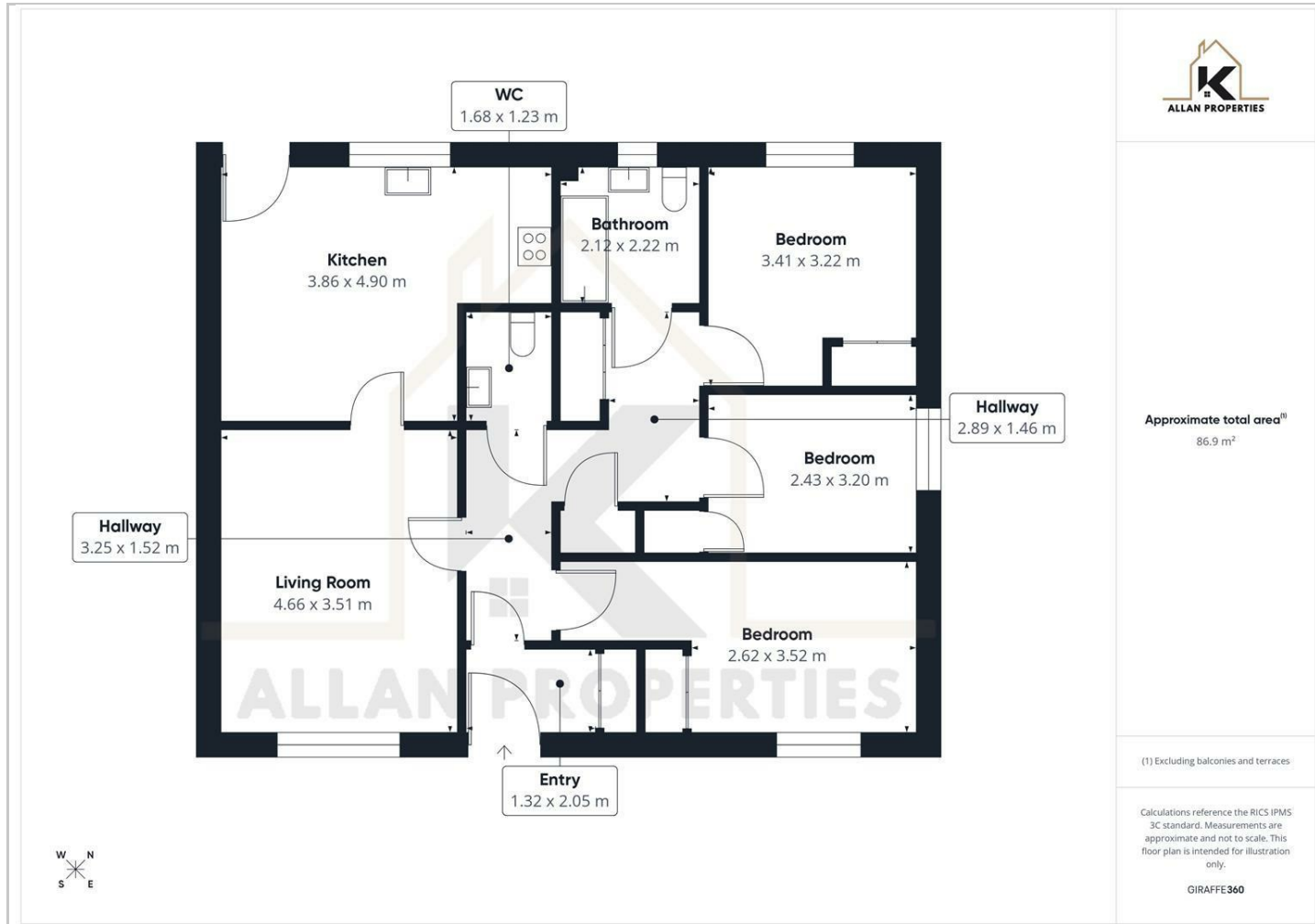


Directions





## Floor Plans



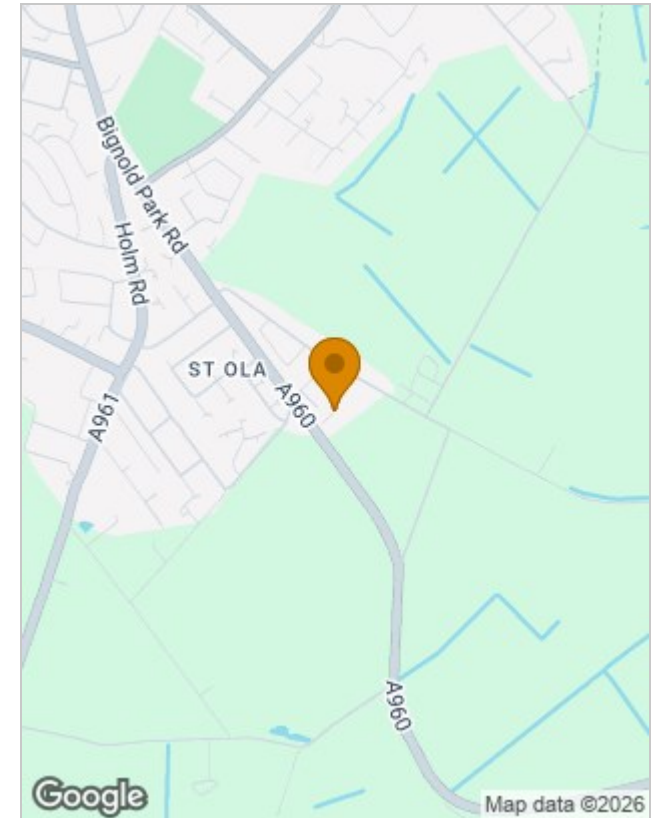
Approximate total area<sup>(1)</sup>  
86.9 m<sup>2</sup>

(1) Excluding balconies and terraces

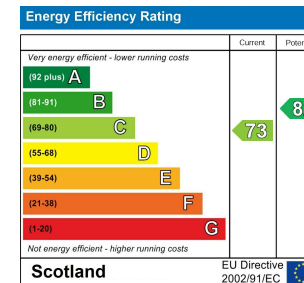
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Location Map



## Energy Performance Graph



## 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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