



## 33A Bridge Street, Kirkwall, KW15 1HR

33A Bridge Street is a bright second floor one bedroom flat situated in the heart of town.

The property is accessed through a shared entrance to the rear and stands in good decorative order together with oak finishing's.

The open plan living room kitchen has a carpeted living area with the kitchen having linoleum floor covering. The fitted kitchen includes a cooker, extractor fan, washing machine and an under counter fridge.

The shower room has a shower cubicle, WC and wash hand basin together with a wall cabinet with mirror doors. The double bedroom has 2 built in wardrobes fitted with sliding doors. There is a storage cupboard off the entrance hall.

33A Bridge Street has velux double glazed windows and electric heating.

**OFFERS OVER  
£95,000**



**SERVICES** - Mains services.

**COUNCIL TAX BAND** - Band A. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

**ENERGY PERFORMANCE RATING** - Band C.

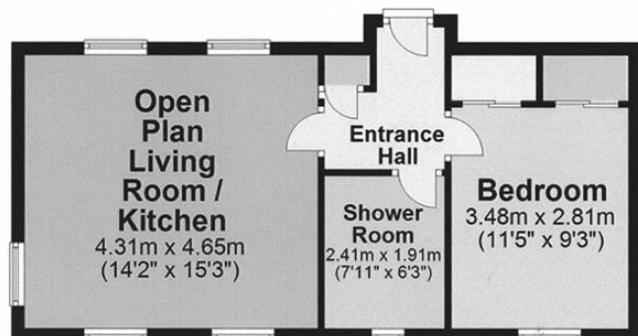
**ENTRY** - Early entry available.

**FIXTURES AND FITTINGS** - The cooker, washing machine and fridge together with all floor coverings are included in the sale price.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** - Offers over £95,000.

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



**ETCN**

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.

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