LOWS
LAW PROPERTY FINANCE

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Avalon Guest House, Carness Road, Kirkwall, KW15 1UE

Avalon Guest House is a successful modern 4 star holiday accommodation provider with 5 well-appointed guest bedrooms together with spacious, high quality, 3 bedroom owners accommodation. The substantial property is set in a well-maintained garden, enjoys sea views and is situated on the outskirts of Kirkwall.

OFFERS OVER £665,000

- 5 en-suite guest bedrooms – 1 family, 2 twin and 2 double rooms.
- Spacious guest dining room with patio door to garden.
- Guest reception area. Office.
- Large tarmac car park.
- 3 bedroom owners accommodation with spacious first floor living room enjoying beautiful sea views.
- Air Source and oil heating in owners accommodation.
- Large landing/sitting area. Ground floor sitting room/hobby room.
- Well-appointed kitchen.
- Utility room. Ground floor shower room.
- Bathroom with bath and shower cubicle.
- Master bedroom with en-suite and walk-in wardrobe.
- 2 further double bedrooms.
- Integral garage with electric door.
- Well-appointed garden.

GUEST DINING ROOM

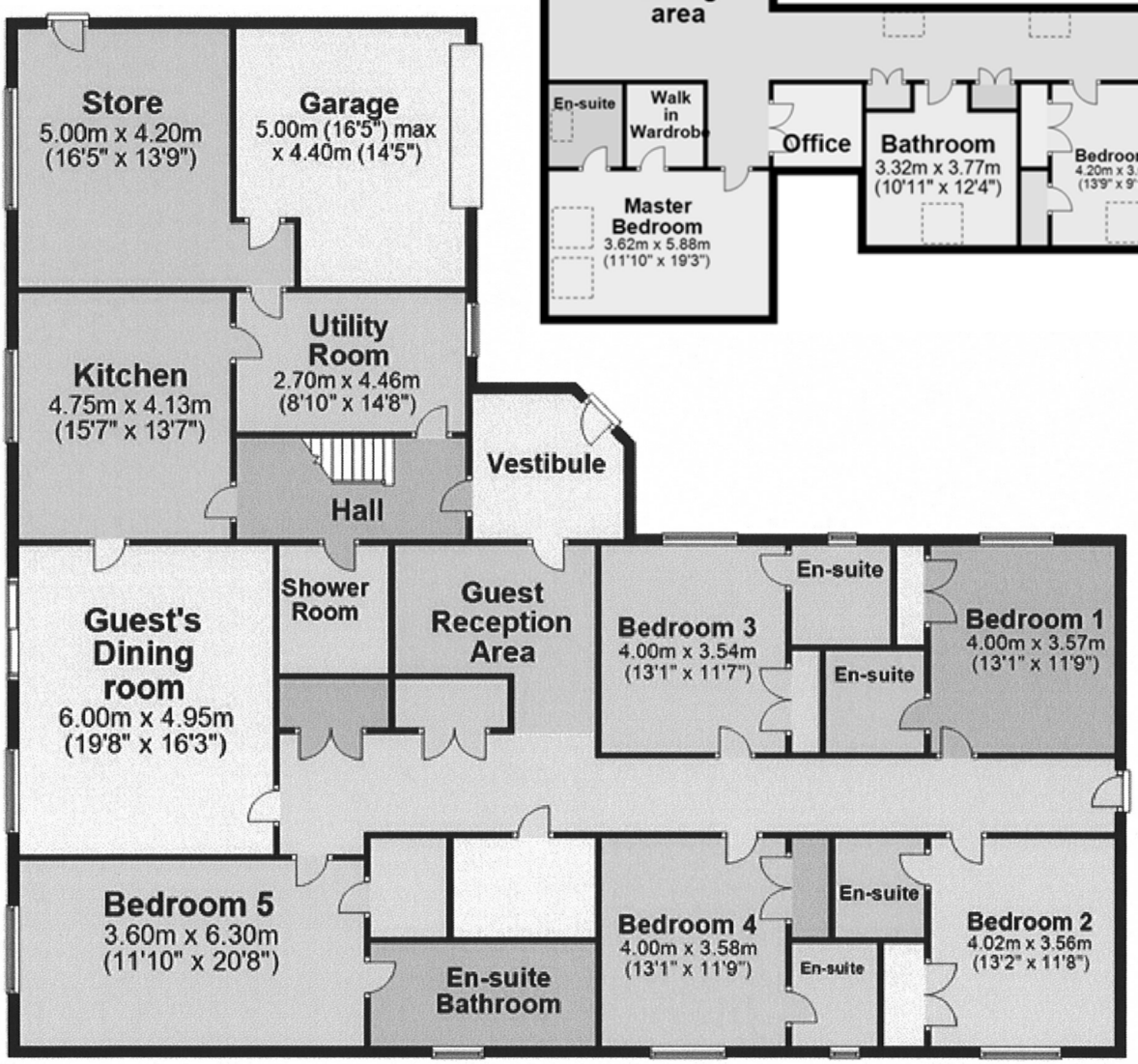
LANDING/SEATING AREA

LOCATION

Avalon Guest House is situated approximately 2 miles from Kirkwall town centre.

FIRST FLOOR

GROUND FLOOR



MASTER BEDROOM

GUEST FAMILY ROOM/BEDROOM 5

SERVICES – Mains services. Electricity. Telephone. Private septic tank.

COUNCIL TAX BAND - Band E. 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.

RATABLE VALUE - £6,000

ENERGY PERFORMANCE RATING – Band C.

ENTRY - By arrangement.

FIXTURES AND FITTINGS – The property is being sold as a going concern with contents of the guest rooms and associated linen included in the sale price.
VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers over £665,000
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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Lows Solicitors – Estate Agents
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CMS

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.