



## Flat 2, 3 West Castle Street, Kirkwall, KW15 1AE

This well-presented 1 bedroom first floor flat is conveniently located in the centre of town close to all amenities.

The property shares an entry door on the ground floor and stairwell with 3 other properties.

May ideally suit first time buyers or property investors.

**OFFERS OVER  
£95,000**

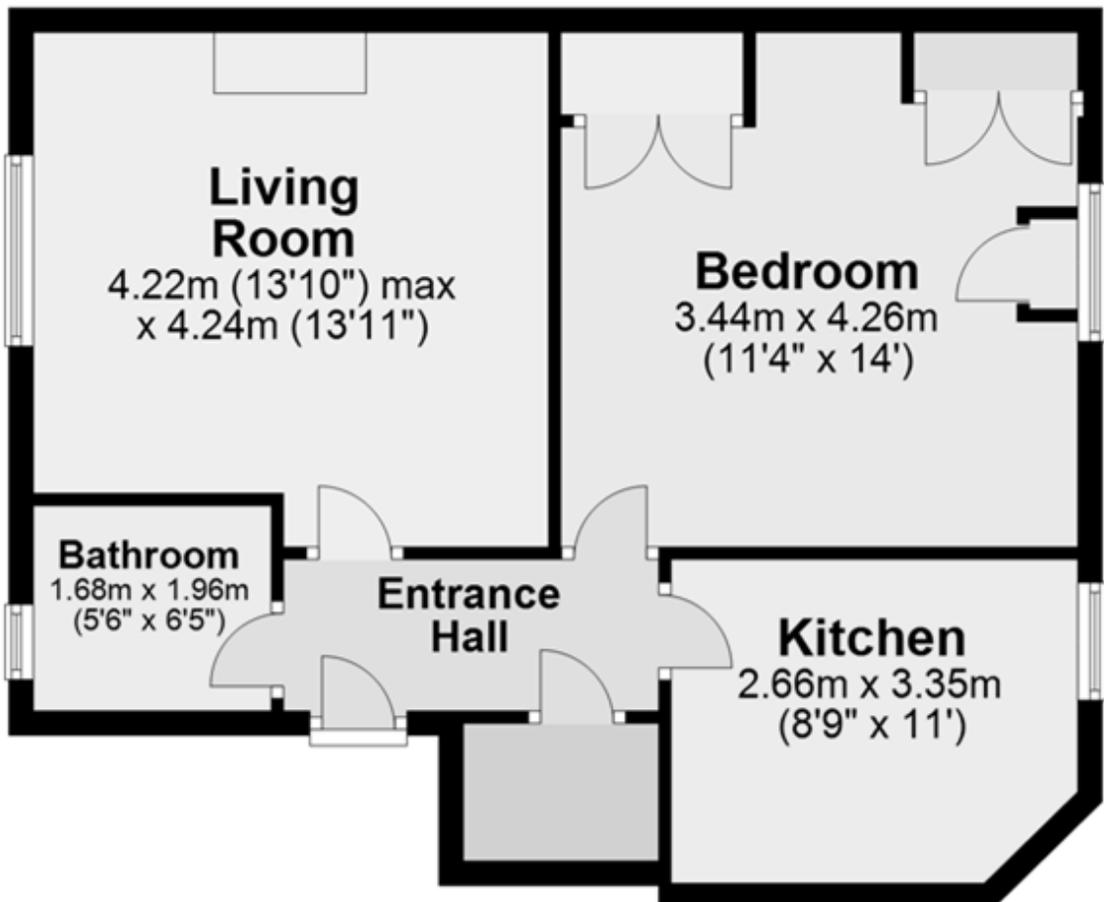


- UPVC wood effect double glazed windows.
- Air to air source heating.
- Bright living room with beautiful cast iron fireplace with tiled hearth and wooden mantle.
- Spacious bedroom with built in wardrobes.
- Bathroom with electric shower above bath.
- Kitchen with space for a small table and chairs.
- Neutral décor throughout.
- Large airing cupboard.
- Store to rear within shared courtyard.



## LOCATION

Flat 2, 3 West Castle Street is ideally located in the centre of town close to all local amenities.



## Flat 2, 3 West Castle Street, Kirkwall



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**SERVICES** – Mains services. Telephone.

**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 D.

**ENTRY** – By arrangement.

**FIXTURES AND FITTINGS** – 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 enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

**rightmove**   
find your happy

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### EJT

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.