



16 The Mound, Kirkwall, KW15 1ZH

This modern 2 bedroom mid-terraced dwellinghouse may especially appeal to the first time buyer or buy-to-let investor.

The well-presented property stands in good decorative order and has an enclosed rear garden.

**OFFERS OVER
£135,000**



- Electric air source heater.
- UPVC framed double glazed windows and matching exterior doors.
- Spacious living room.
- Modern kitchen with room for a dining table.
- 2nd Toilet on ground floor.
- Bathroom with shower over bath.
- 2 double bedrooms.
- Enclosed rear garden with patio and stone chips.
- Rear view to playing fields.



LOCATION

16 The Mound lies within a new housing development conveniently situated within walking distance of the town centre, supermarkets and the Pickaquooy Centre.

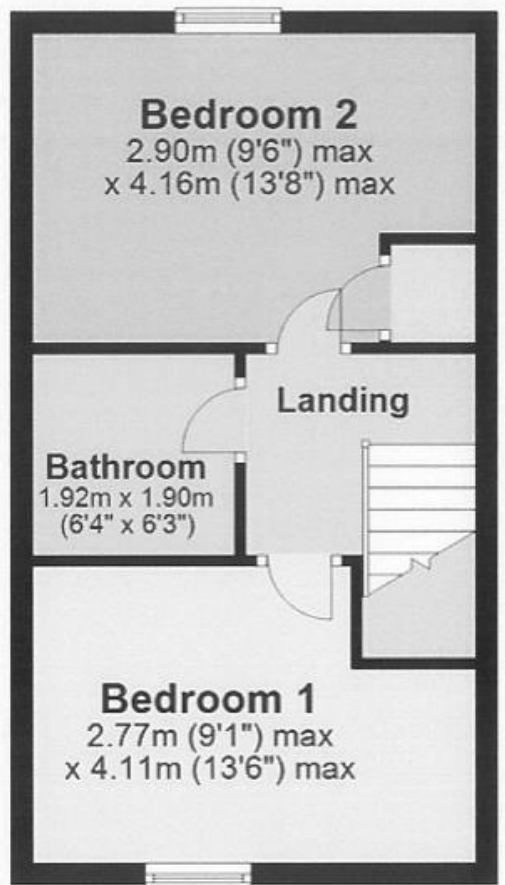


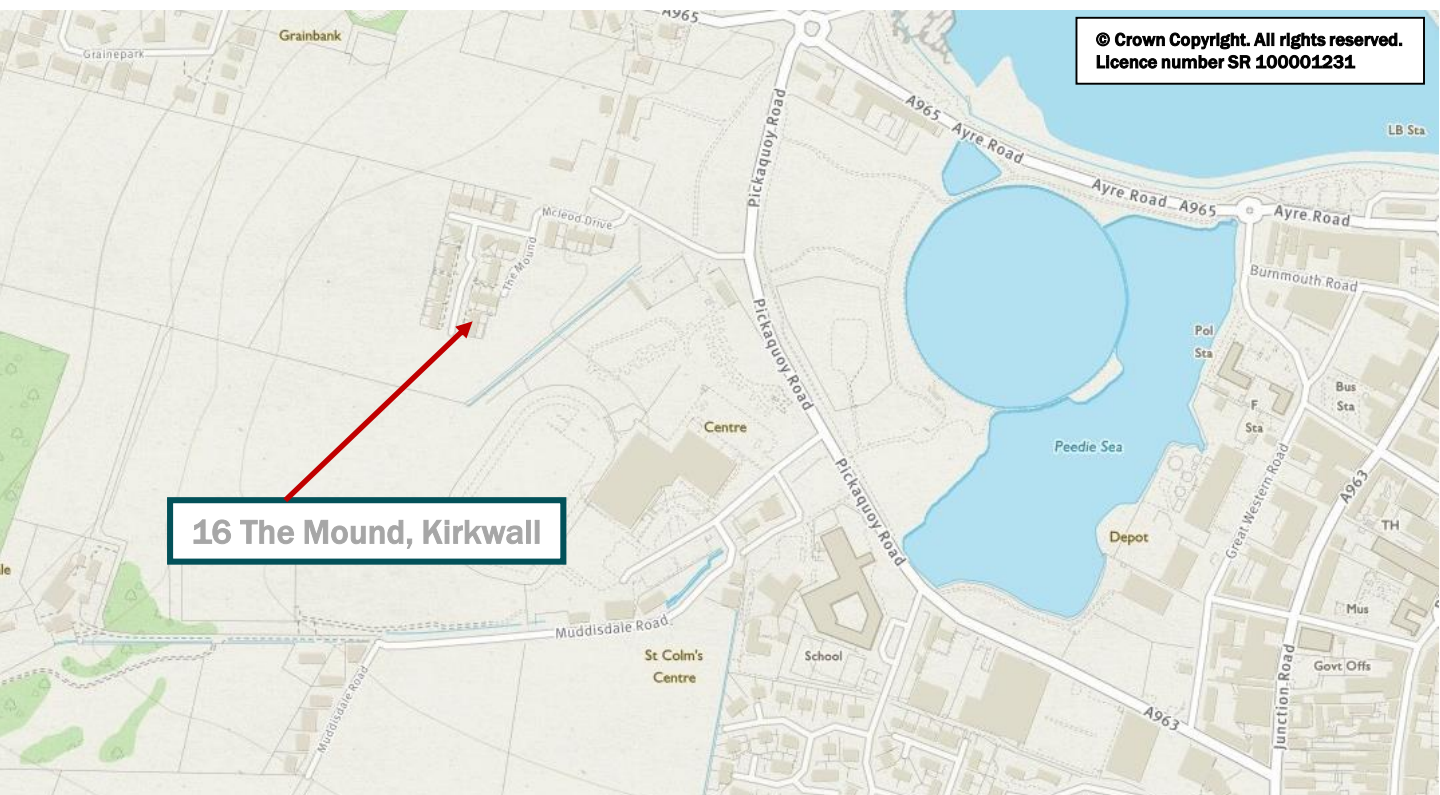
BEDROOM 2

Ground Floor
Approx. 32.1 sq. metres (346.0 sq. feet)



First Floor
Approx. 32.3 sq. metres (347.4 sq. feet)





SERVICES - Mains services. Telephone.

COUNCIL TAX BAND - Band C. 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 – By arrangement but not before 31st May 2019.

FIXTURES AND FITTINGS – All carpets and blinds are included in the sale price.

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

PRICE - Offers over £135,000

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

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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.