



## Flat 1 Ivyhouse, 1 Bridge Street, Kirkwall, KW15 1LD

This one bedroom ground floor flat is situated in the heart of Kirkwall close to all local amenities.

The property is C listed and lies within Kirkwall conservation area. May especially appeal to a first time buyer or property investor for the holiday let or residential letting markets.

**OFFERS OVER  
£80,000**





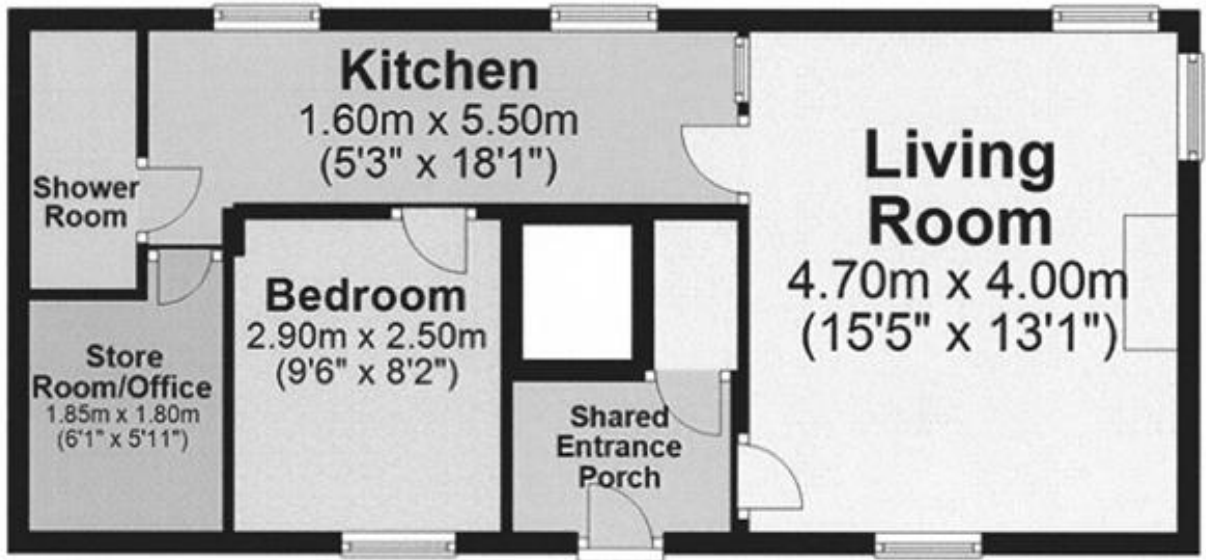
- Shared entrance porch.
- Wood framed sash and case double glazed windows.
- Electric storage heating.
- Light and spacious living room with multi fuel stove.
- Kitchen with units and worktop above, sink and breakfast bar.
- Store room/office.
- Shower room with shower cubicle, WC and wash hand basin.



## LOCATION

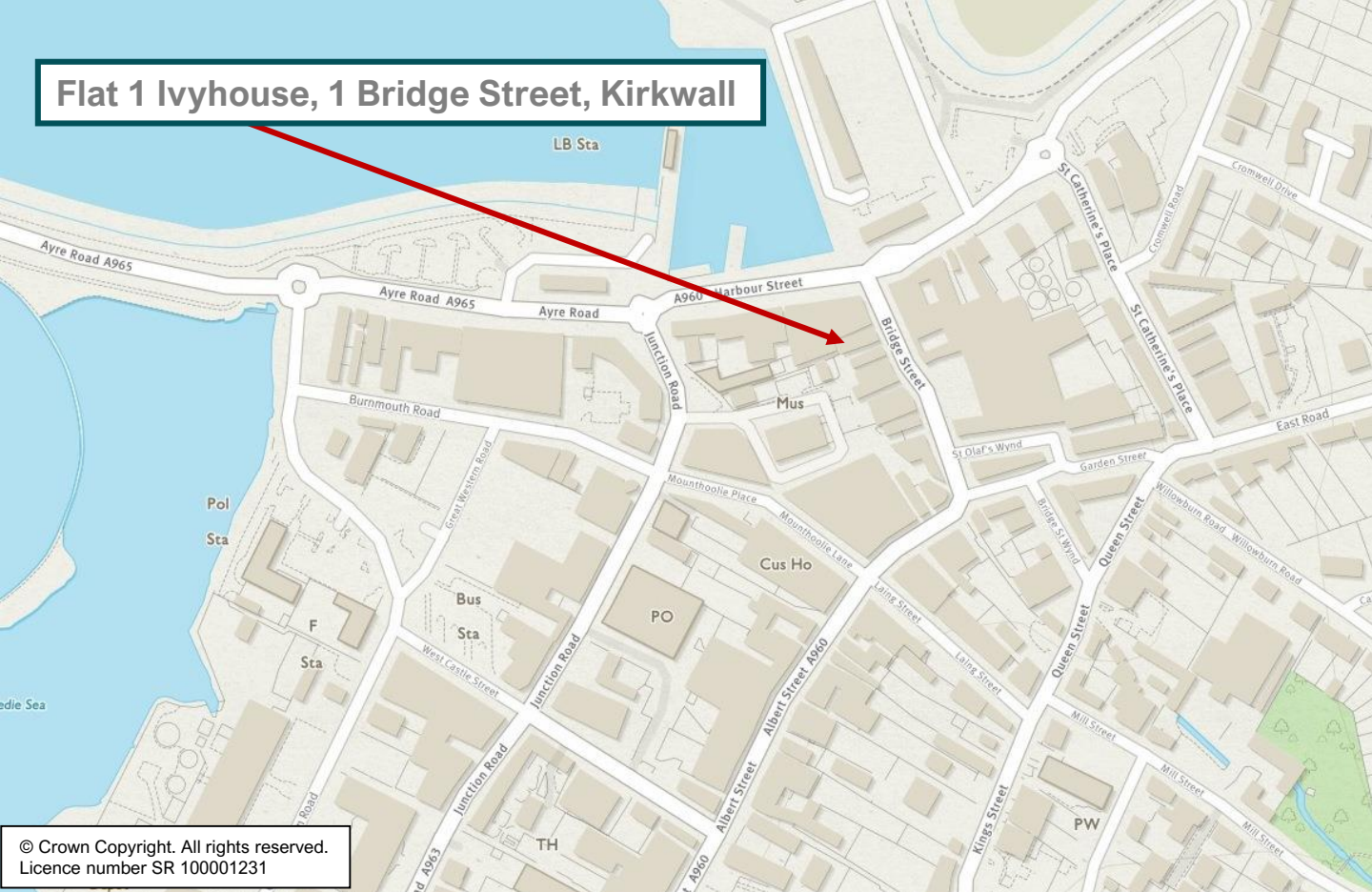
Flat 1 Ivyhouse is located in the heart of Kirkwall town centre close to local amenities, the harbour, marina and only a short walk to the St Magnus Cathedral.







## Flat 1 Ivyhouse, 1 Bridge Street, Kirkwall



© Crown Copyright. All rights reserved.  
Licence number SR 100001231



**SERVICES** – Mains services.

**COUNCIL TAX BAND** - Band B. The Council Tax Band may be re-assessed 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.

**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 £80,000

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

**rightmove**   
**find your happy**

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450 W: [www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

### CMS

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

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.