



17 Earl Thorfinn Street,
Kirkwall, KW15 1QF

OFFERS OVER £165,000

 **LOWS**

17 Earl Thorfinn Street is a well-presented 2 bedroom semi-detached bungalow. The spacious property sits in a well-maintained garden and enjoys views to Wideford Hill to the rear.

The accommodation includes a large living room with solid fuel stove.

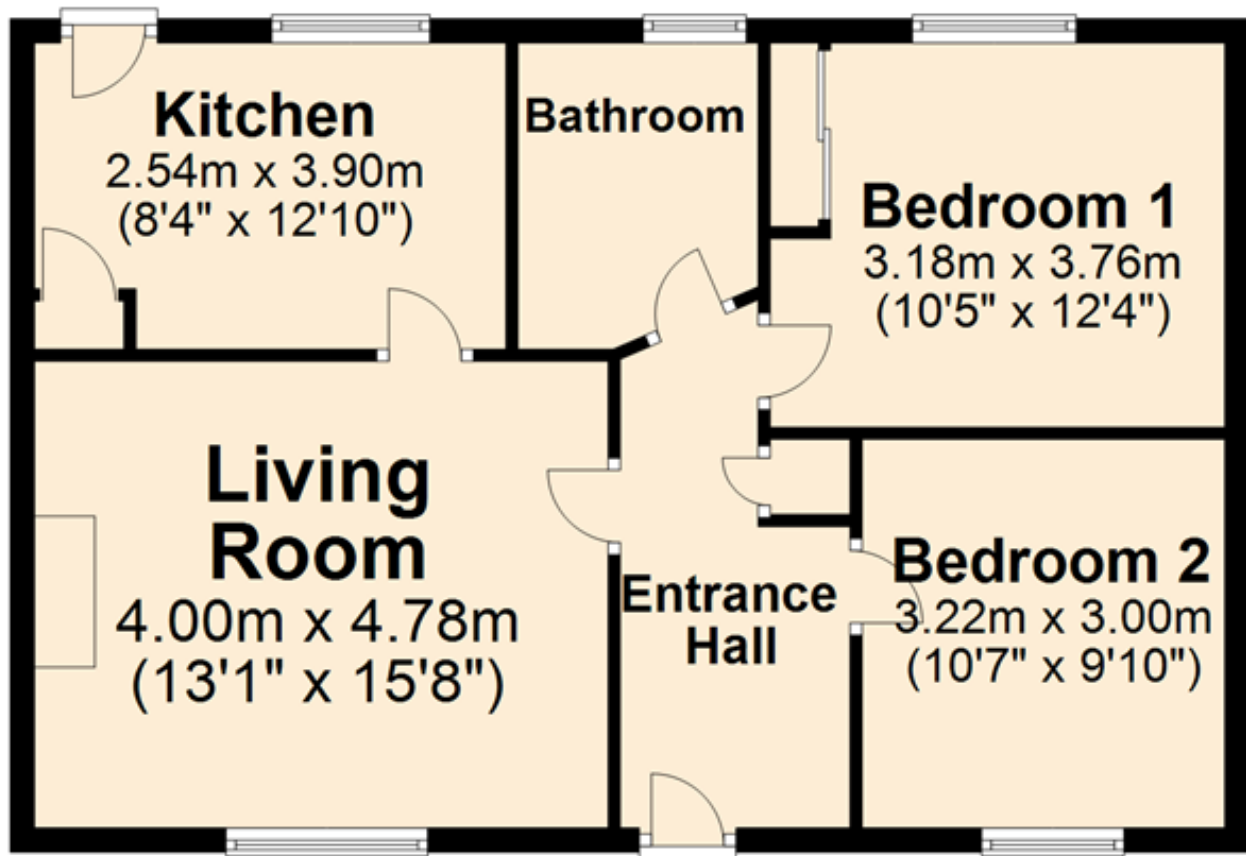
The attractive property may especially appeal to first-time buyers or those wishing to downsize.

- Oil central heating.
- Wooden and uPVC framed double glazed windows.
- Engineered wooden floor in living room and entrance hall.
- Solid fuel stove in spacious living room.
- Fitted kitchen cupboards incorporate plumbing for a washing machine.
- Bathroom with shower over bath.
- Fitted wardrobe in bedroom 1.
- 2 garden sheds - both require attention.
- Lawn to front and rear.

LOCATION

17 Earl Thorfinn Street is conveniently situated within walking distance of the town centre and schools.







17 Earl Thorfinn Street

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SERVICES – Mains services.

COUNCIL TAX BAND – Band B. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings and white goods are included in the sale price.

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

PRICE – Offers Over £165,000

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

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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.