



**13 Torness,
Kirkwall, KW15 1UU**

OFFERS OVER £150,000



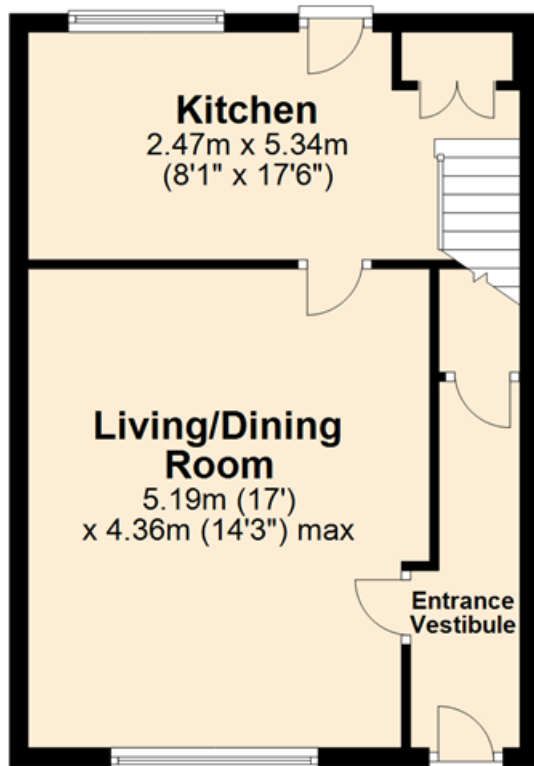
13 Torness is a spacious well-presented 3 bedroom end-terrace dwelling with a mature private garden. The property enjoys an open outlook and has sea views towards Kirkwall harbour. Would be ideal for first time buyers or a property investor.

- Wood framed double glazing.
- Air to air source heating and electric storage heating.
- Living room with space for dining table and chairs.
- Modern kitchen with breakfast bar area.
- Bathroom with electric shower above bath.
- Bedrooms 1 and 2 both have built in wardrobes.
- Bedroom 3/office.
- Well maintained garden to front, side and rear with lawn, patio area, mature plants and shrubs.
- Wooden garden shed.
- Views from rear over Kirkwall towards Harbour.

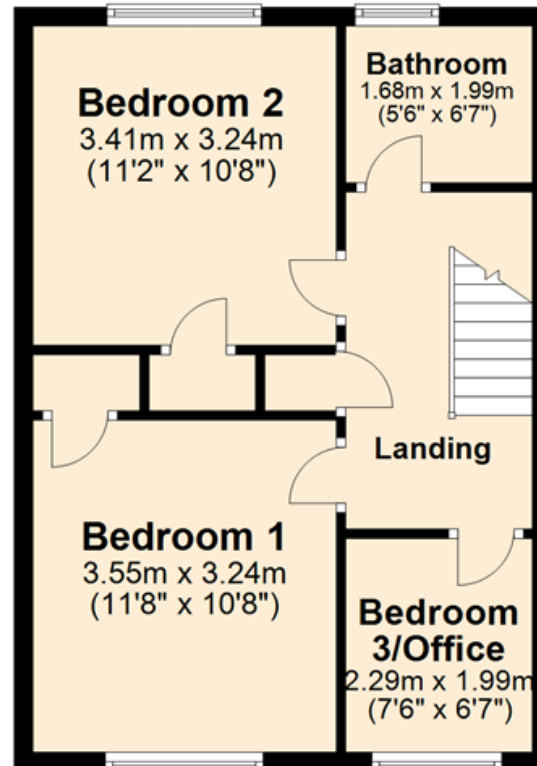
LOCATION

13 Torness is situated close to schools and the town centre is a short walk away. The property is also on the town centre bus route.



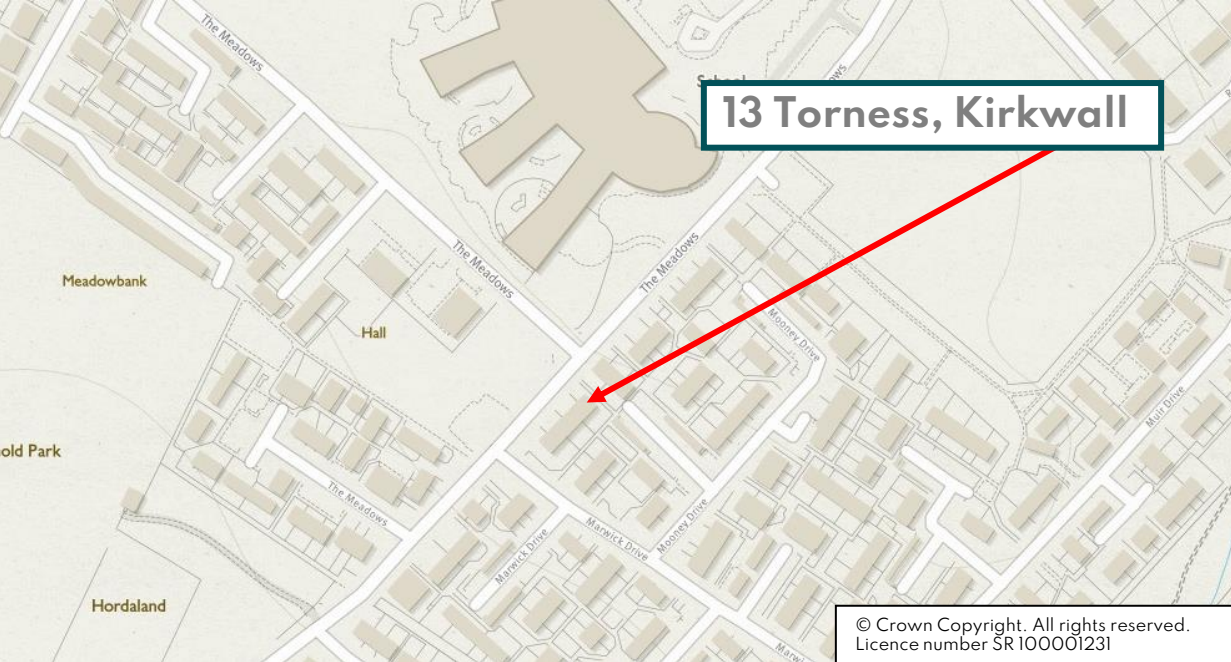


GROUND FLOOR



FIRST FLOOR





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SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band B. 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 & FITTINGS – All floor coverings, focal point fire and wooden garden shed are included in the sale price.

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

PRICE – Offers Over £150,000.

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

Lows Solicitors – Estate Agents
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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.