



4 Witmore's Folly, Ayre Mills, Kirkwall, KW15 1QZ

This well-presented one-bedroom ground floor flat may especially appeal to a first-time buyer or property investor.

The property features a spacious open plan living room and kitchen and there is a residents' car park to the rear.

**OFFERS OVER
£85,000**

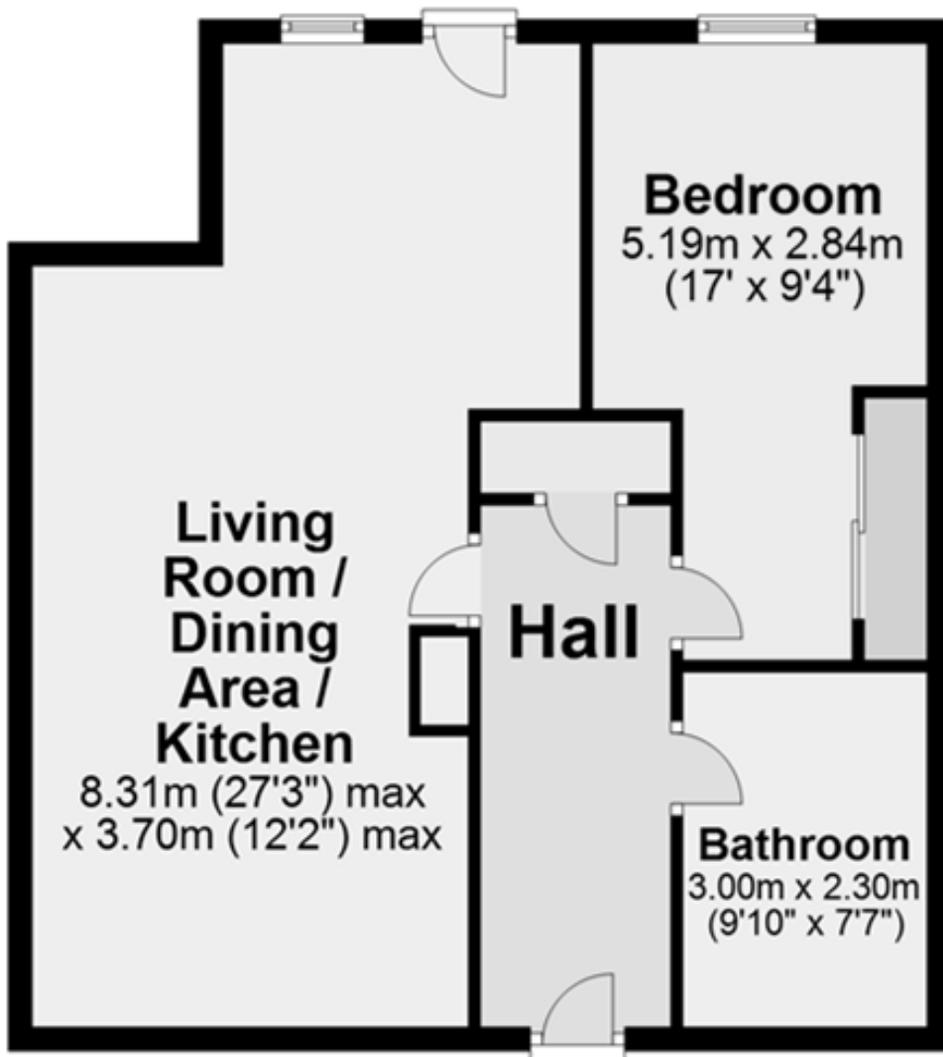


- UPVC framed double glazed windows and wooden front door.
- Electric storage heaters.
- Stands in good decorative order.
- Spacious open plan living room/dining/kitchen.
- Fitted kitchen cupboards together with breakfast bar.
- Integral oven, hob and cooker hood.
- Plumbing for a washing machine in the hall.
- Bathroom with bath and shower cubicle.
- Bedroom with built-in wardrobe.
- Shared store off shared hall.
- Car park to rear.

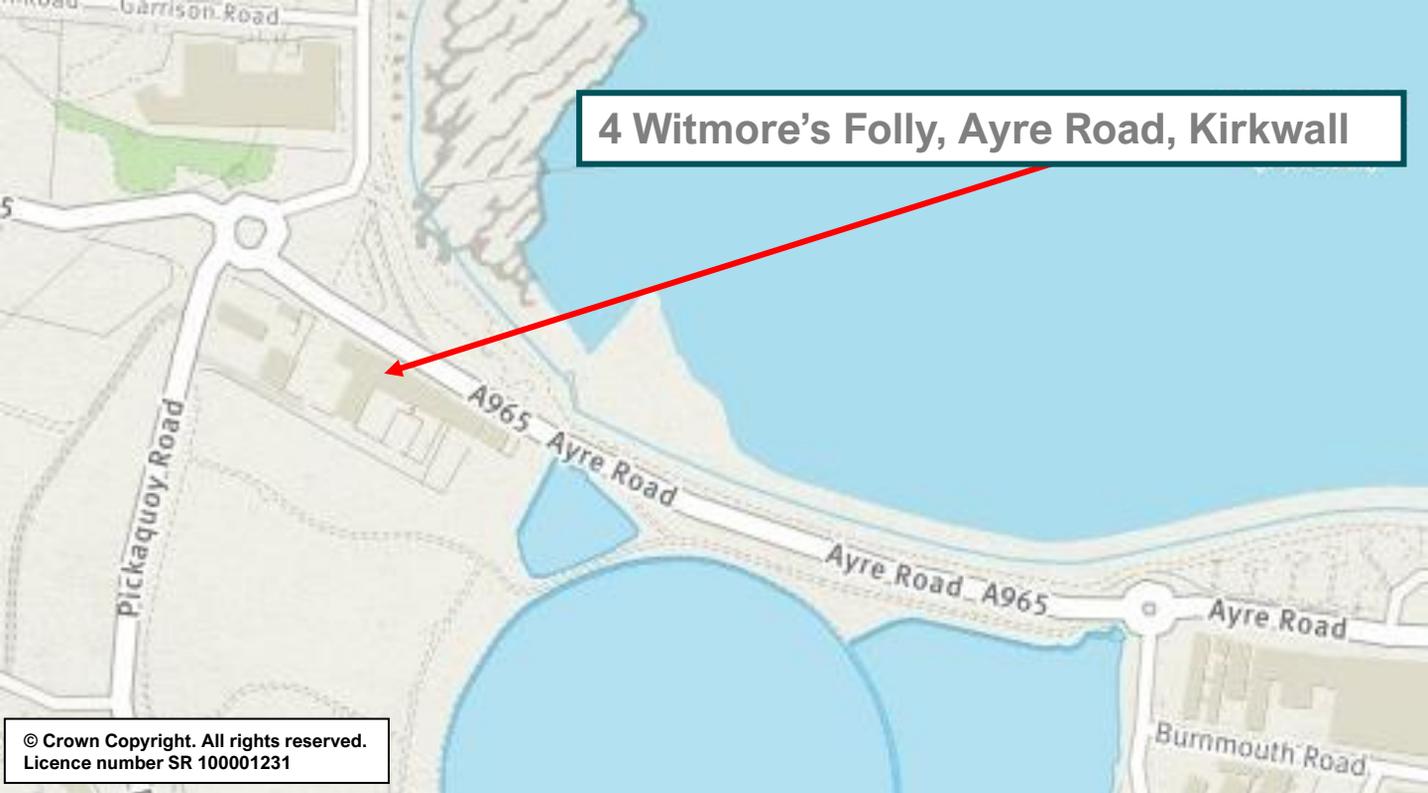


LOCATION

4 Witmore's Folly is situated a short walk from the town centre, supermarkets and leisure centre.



4 Witmore's Folly, Ayre Road, Kirkwall



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SERVICES - Mains services.

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.

FIXTURES AND FITTINGS – All floor coverings and the fridge are included in the sale price.

ENTRY – Early entry available.

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

PRICE - Offers over £85,000

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

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DMNH

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.