

**10 KIRKLANDS ROAD,
KIRKWALL, KW15 1EU
OFFERS OVER £75,000**



**CLOSING DATE FOR OFFERS
4PM THURSDAY 12TH SEPTEMBER**

10 Kirklands Road is a mid-terraced 2 bedroom dwellinghouse situated within walking distance of the town centre and schools.

The property has electric heating including an attractive focal point fire sitting in the original fire place. The windows are double glazed.

The spacious living room has a window at either end and there is room for a dining table and chairs. The kitchen has fitted floor and wall cupboards incorporating plumbing for a washing machine and a connection for a bottled gas cooker. The utility room off the kitchen has an exterior door to the front garden.

The bathroom and bedrooms are on the first floor. The bathroom has an electric shower over the bath and bedroom 1 has a built in cupboard.

There are lawn and bushes to the front of the house and a garden shed and grass to the rear.



ACCOMMODATION

**ENTRANCE HALL -
1.15m x 0.82m**

**LIVING ROOM - 6.2m x
3.13m (max)**

**KITCHEN - 3.2m x
1.87m**

**UTILITY ROOM - 2.91m
x 1.45m**

**LANDING - 1.62m x
1.28m**

**BATHROOM - 1.94m x
1.66m**

**BEDROOM 1 - 4.33m x
2.96m**

**BEDROOM 2 - 3.23m x
3.1m**

OUTSIDE

**WOODEN GARDEN
SHED**

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.

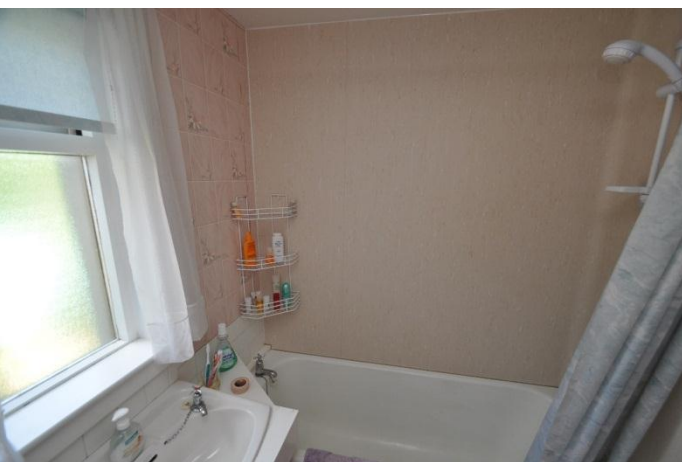
ENERGY PERFORMANCE RATING - Band D.

ENTRY - Early entry available.

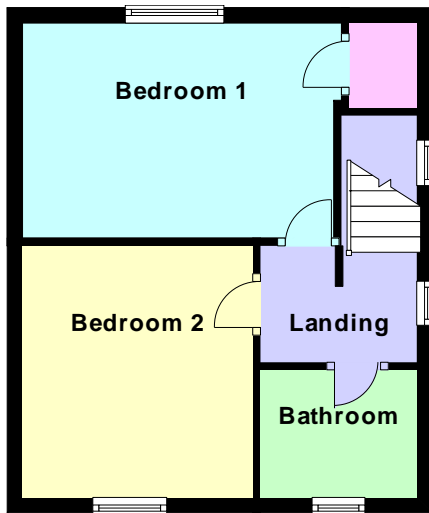
FIXTURES AND FITTINGS - All floor coverings are included in the sale price.

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

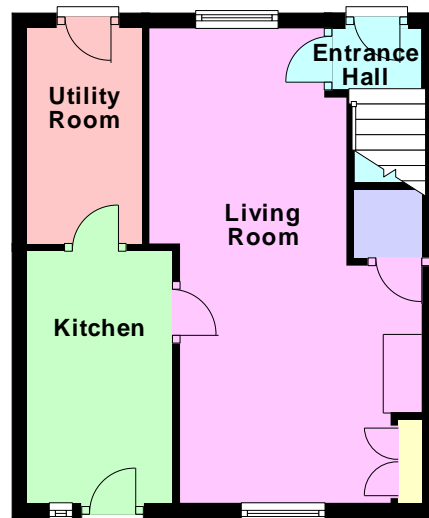
PRICE - Offers over £75,000
Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.



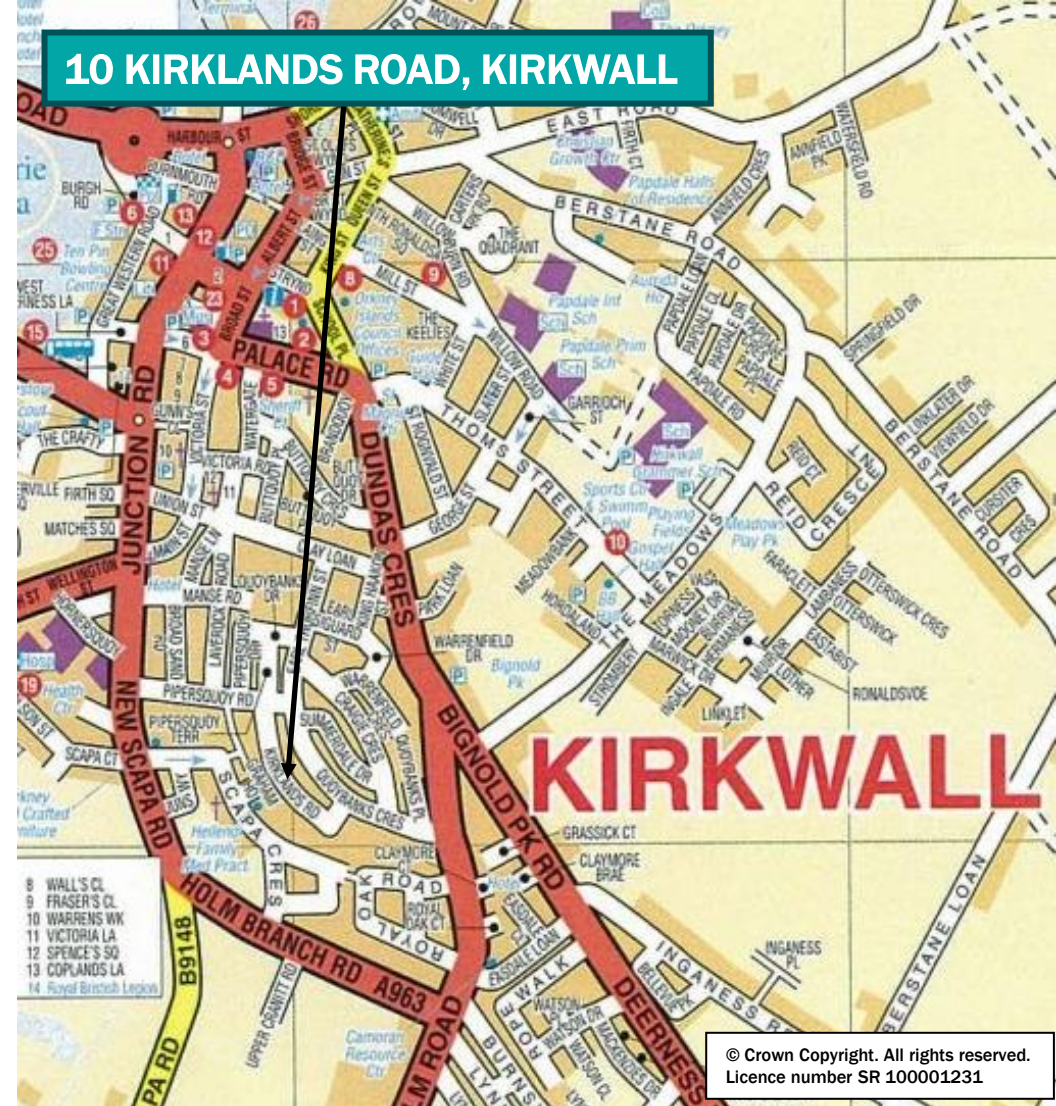
FIRST FLOOR



GROUND FLOOR



10 KIRKLANDS ROAD, KIRKWALL



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ETCN

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.

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