



17 Craigie Crescent,
Kirkwall, KW15 1EP

OFFERS OVER £130,000



17 Craigie Crescent is a 3-bedroom end-terraced dwelling house which requires partial modernisation. The property looks to benefit from cavity wall insulation. There are electric storage heaters and the fireplace in the living room has a back boiler. The bathroom and bedrooms are on the first floor with the 2 bedrooms at the rear enjoying views to Scapa. There is garden to the front, side and rear including a drying area and a garden shed which requires attention.

- uPVC framed double glazed windows.
- Electric storage and panel heaters.
- Fireplace in living room has a back boiler.
- Airing cupboard and 2 built-in cupboards in the kitchen.
- Bathroom with shower over bath.
- Bedroom 1 has a built-in wardrobe and shelved cupboard.

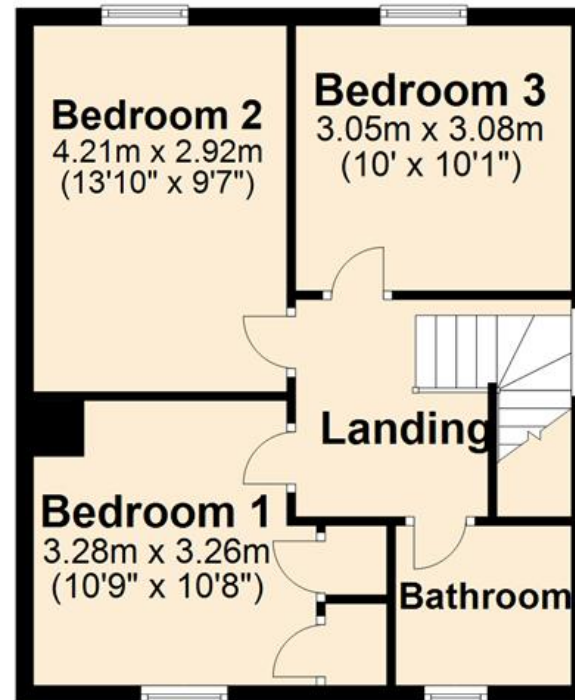
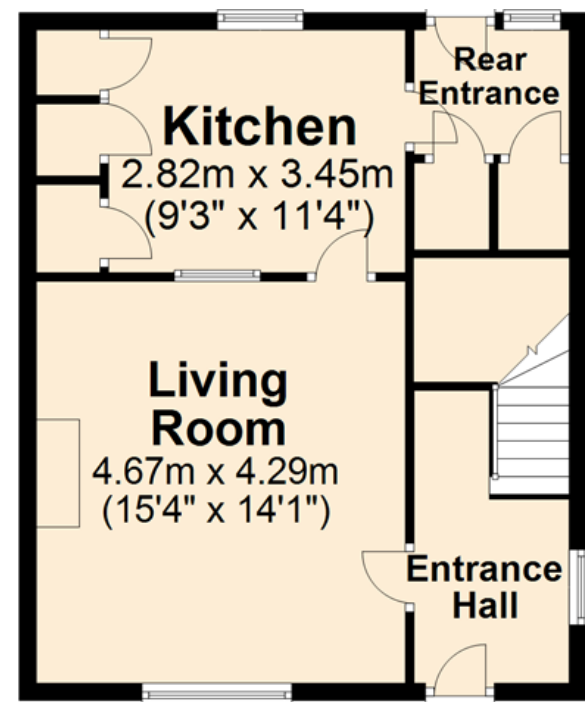
LOCATION

17 Craigie Crescent is situated within walking distance of the town centre and schools.



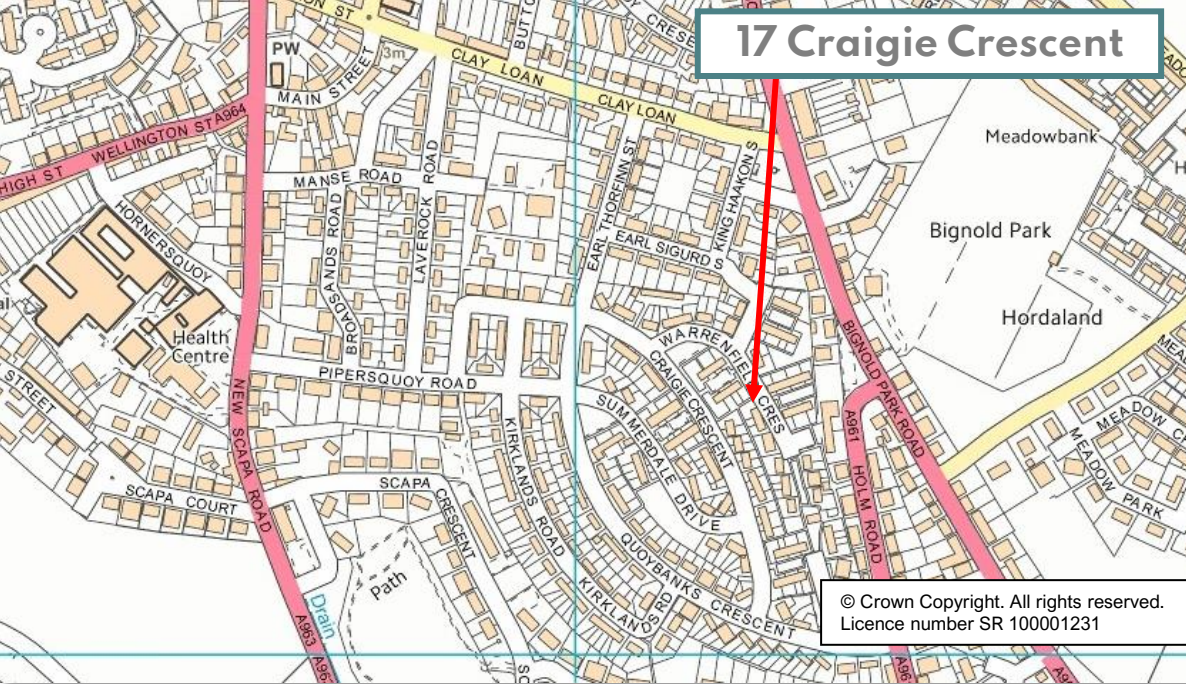


Ground Floor



First Floor

17 Craigie Crescent



SERVICES – Mains services.

COUNCIL TAX BAND – Band C. 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 E.

ENTRY – By arrangement.

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

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

PRICE – Offers Over £130,000.

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

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

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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.