

UPPER FLAT, 22 GARDEN STREET, KIRKWALL, KW15 1JA REGION OF £95,000



This spacious first and attic floor flat is situated very close to the town centre. The property has a shared vestibule with a private door leading to the stairs up to the landing.

There is a large living room with box room/office off it. The kitchen has modern fitted cupboards and there is a modern shower room. Bedroom 2 is on the first floor with bedroom 1 on the attic floor. Bedroom 1 has 2 built in wardrobes and a vanity unit.

Living room • Kitchen • Shower room • 2 Bedrooms

UPVC framed double glazed windows • Electric panel heaters

ACCOMMODATION
SHARED VESTIBULE

LANDING – 1.6m x 1.5m +
1.09m x 0.85m + 3.85m x
0.9m

LIVINGROOM – 4.2m x
3.77m

BOX ROOM/OFFICE – 2.22m
x 1.84m

KITCHEN – 3.48m x 2.4m

SHOWER ROOM – 2.4m x
1.6m

BEDROOM 2 – 4.1m x 3m

STAIRS TO ATTIC FLOOR

BEDROOM 1 – 5.2m x
4.18m

SERVICES - Mains services.

COUNCIL TAX BAND – Band A.
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 E.

ENTRY – Early entry available.

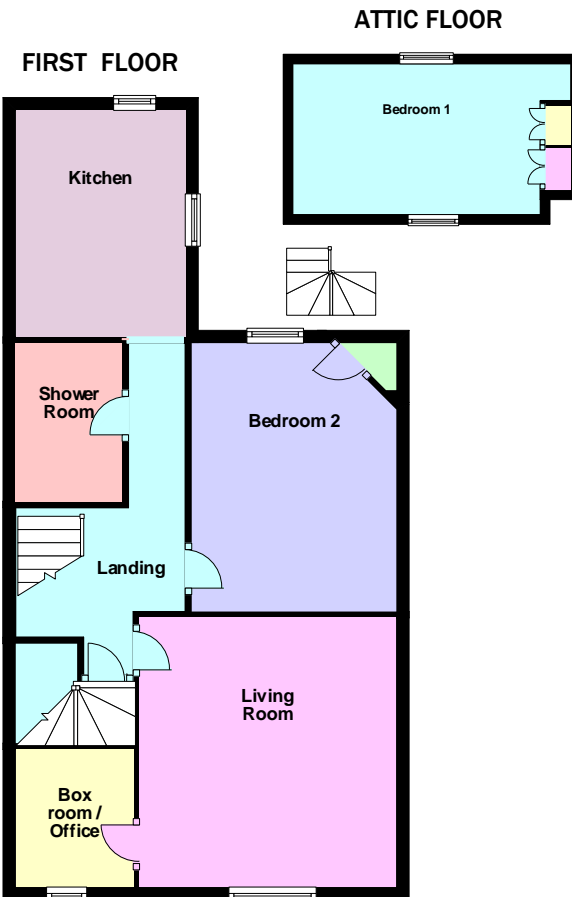
FIXTURES & FITTINGS – All
floor coverings are included in
the sale price. The white
goods are available by
separate negotiation.

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

PRICE - Region of £95,000
Further enquiries should be
directed to Lows Property
Shop with whom all offers
should be lodged in writing.

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.



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