

**CLOSING DATE SET FOR OFFERS
2PM TUESDAY 18TH JANUARY 2022**



6 George Street, Kirkwall, KW15 1PW

6 George Street is a 2 bedroom semi-detached dwelling located close to schools and the town centre.

There is a small drive to the front and a mature garden to the rear.

This may especially suit first time buyers or the buy to let market.

**OFFERS OVER
£140,000**



- UPVC framed double glazing.
- Dimplex Quantum electric heating.
- Spacious living room.
- Kitchen with room for a table and chairs.
- Utility/pantry.
- Bathroom and 2 bedrooms on the first floor.
- Sea views from Bedroom 1.
- Small drive and an area of lawn with borders to the front.
- Mature garden to the rear with a wooden garden shed, drying line, plants, bushes and trees.



LOCATION

6 George Street is situated close to the Papdale Primary and Kirkwall Grammar Schools and is a short walk to the town centre.



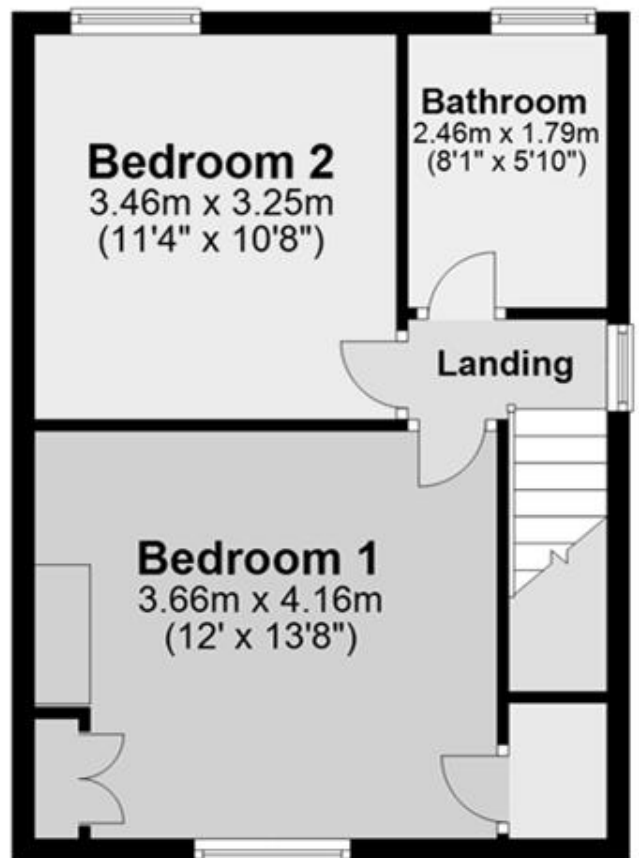
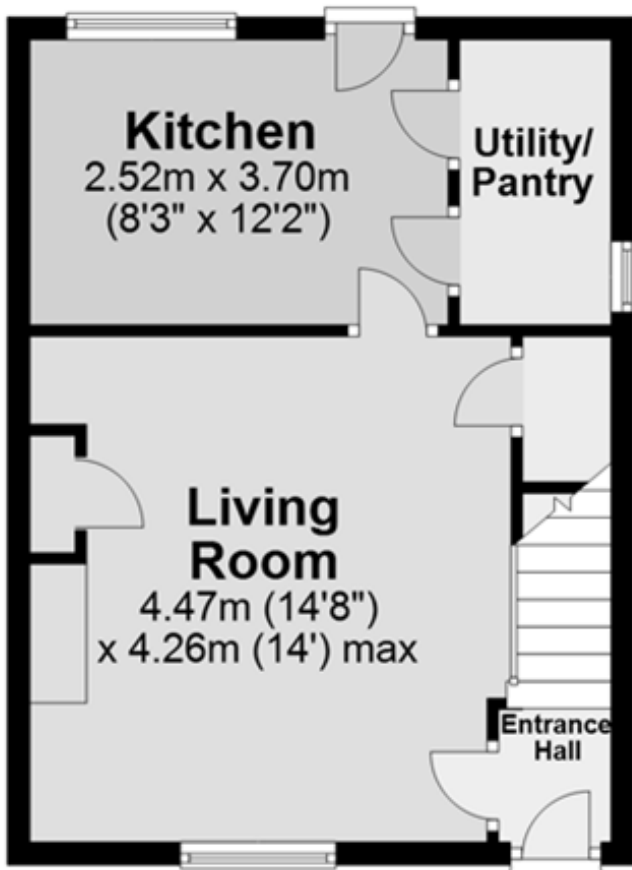
UTILITY/PANTRY



BEDROOM 1

GROUND FLOOR

FIRST FLOOR





6 George Street, Kirkwall

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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 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 £140,000.

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

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

CMS

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.