



## 5 School Place, Kirkwall, KW15 1JG

5 School Place is a spacious 2 bedroom semi-detached dwellinghouse with accommodation over 3 floors. The attractive property was renovated and modernised c2001 and lies within the Kirkwall Conservation area.

**OFFERS OVER  
£150,000**

**£10,000 LESS THAN  
HOME REPORT  
VALUATION**



- Velux and wooden framed double glazed windows.
- Electric storage and panel heaters.
- Spacious living room with 2 shelved display alcoves.
- Kitchen with plumbing for a washing machine.
- Bathroom with shower over bath.
- Bedroom 1 on first floor.
- Bedroom 2 with en-suite shower room on second floor.
- Outside store to rear.
- Shared drying area.

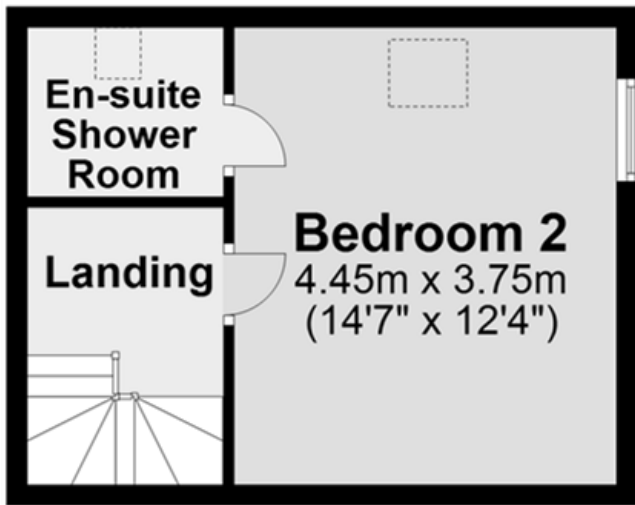


## LOCATION

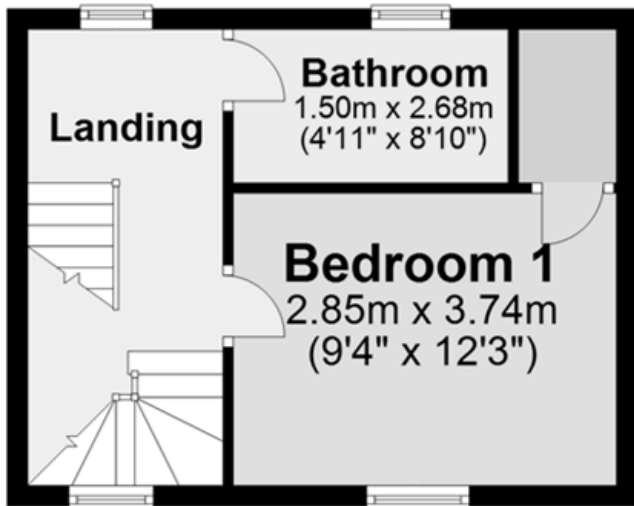
5 School Place is conveniently situated a short distance from the town centre.



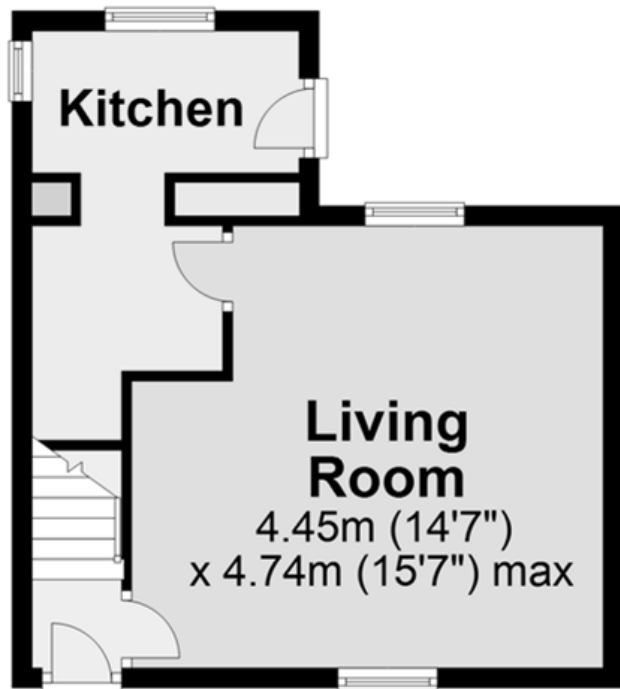
## SECOND FLOOR



## FIRST FLOOR

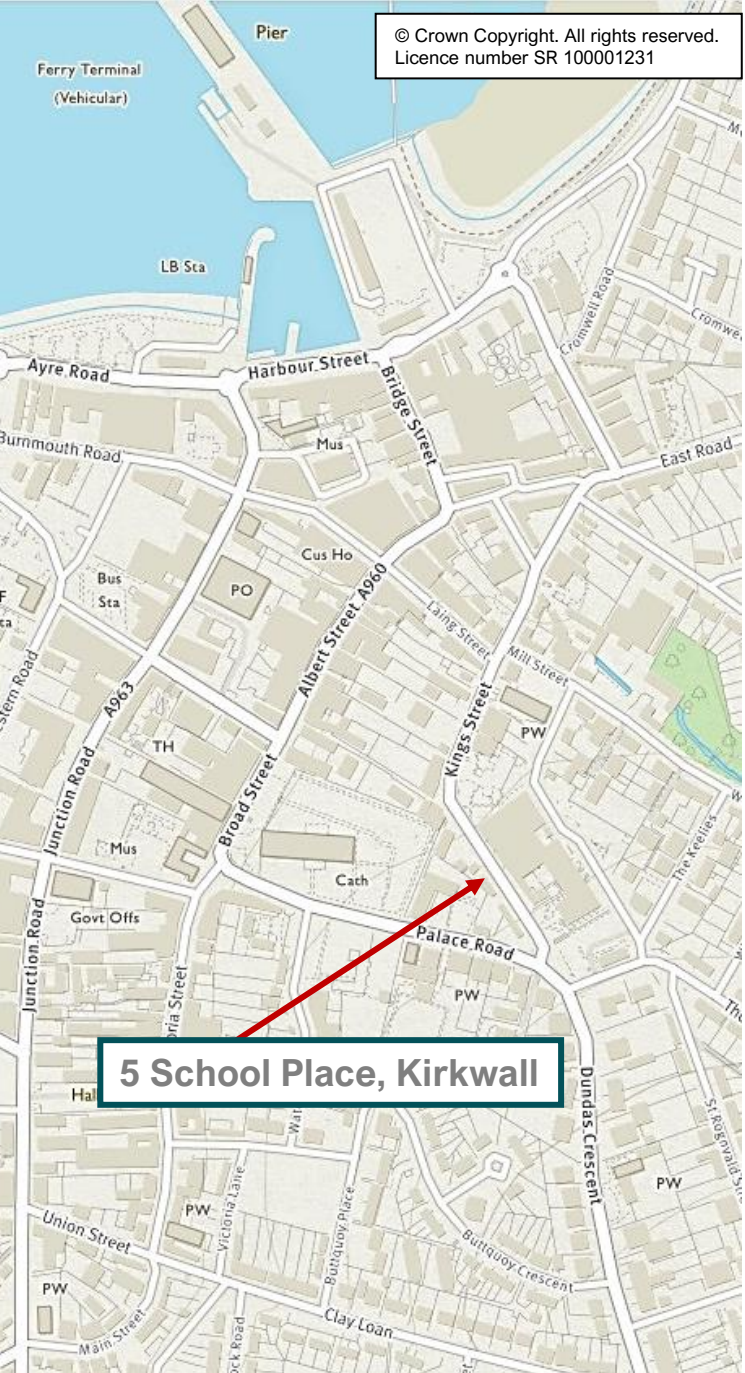


## GROUND FLOOR





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**5 School Place, Kirkwall**



**BEDROOM 2**



**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Band C. 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** – Early entry available.

**FIXTURES AND 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 Department.

**PRICE** – Offers Over £150,000 - **£10,000 less than Home Report valuation**

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

**rightmove**   
**find your happy**

Lows Solicitors – Estate Agents  
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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.