

**CLOSING DATE SET FOR OFFERS
2PM FRIDAY 31ST JULY 2020**



3 Olaf Place, Kirkwall, KW15 1AP

3 Olaf Place is a 2 bedroom mid-terrace dwelling house conveniently situated close to the town centre.

There is a spacious living room and modern kitchen.

Opposite the property is a large store.

**OFFERS OVER
£105,000**



- Electric heating including flame effect fire in living room, storage heaters and a panel heaters.
- Velux and wooden framed double glazed windows.
- Modern kitchen with integral hob, oven and cooker hood. Plumbing for a washing machine.
- Shower room with heated towel rail.
- Built-in wardrobe in bedroom 1.
- Both bedrooms have a panel heater.
- Outside store (6m x 3m) with light and power points.



LOCATION

Situated very close to the library in the heart of the town centre.

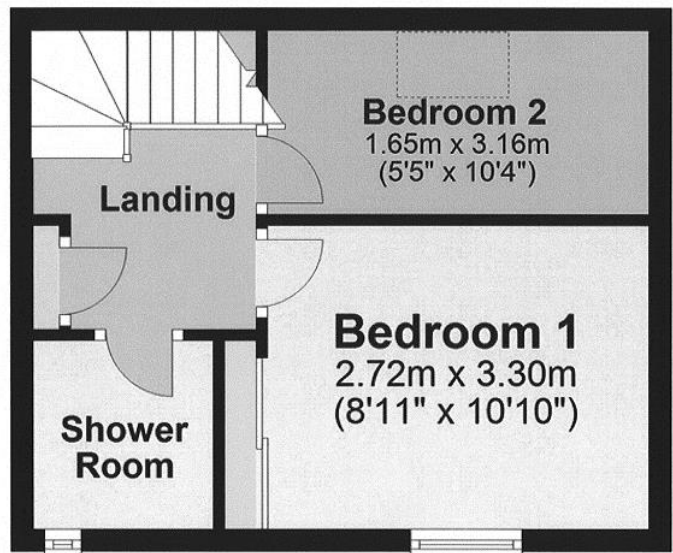
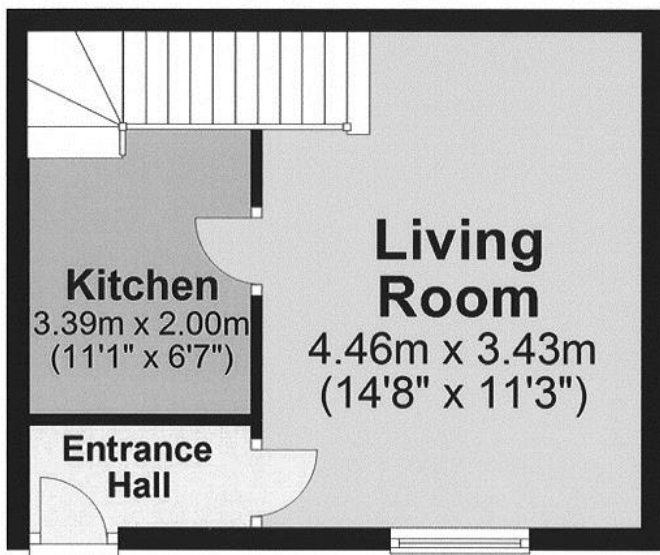


BEDROOM 1



GROUND FLOOR

FIRST FLOOR





SERVICES – Mains water and electricity. Private septic tank.

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 – Early entry available.

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

PRICE – Offers over £105,000
Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.



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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.