

**CLOSING DATE SET FOR OFFERS
11AM FRIDAY 8TH OCTOBER 2021**



3 Albert Street, Kirkwall, KW15 1HP

3 Albert Street is a well-presented spacious two bedroom flat. The first floor property has a large open plan living room/dining area/kitchen and may appeal to first time buyers or property investor.

**OFFERS OVER
£125,000**

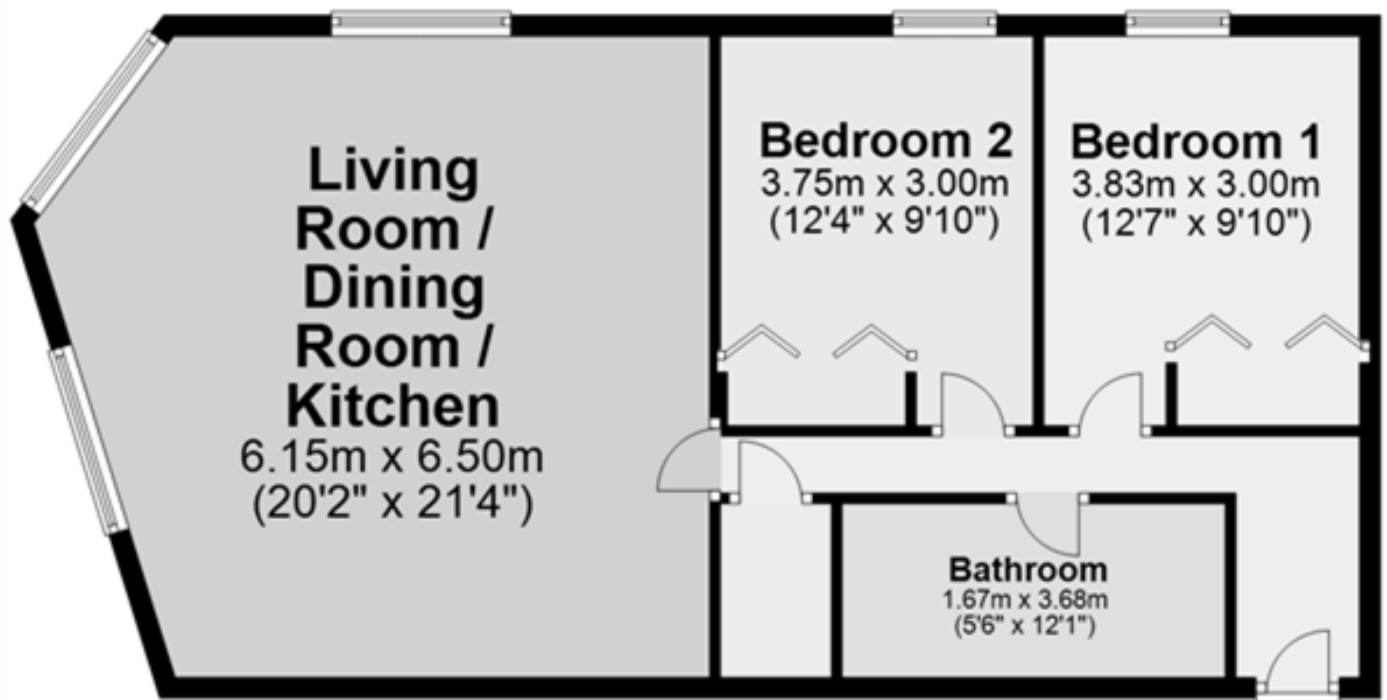


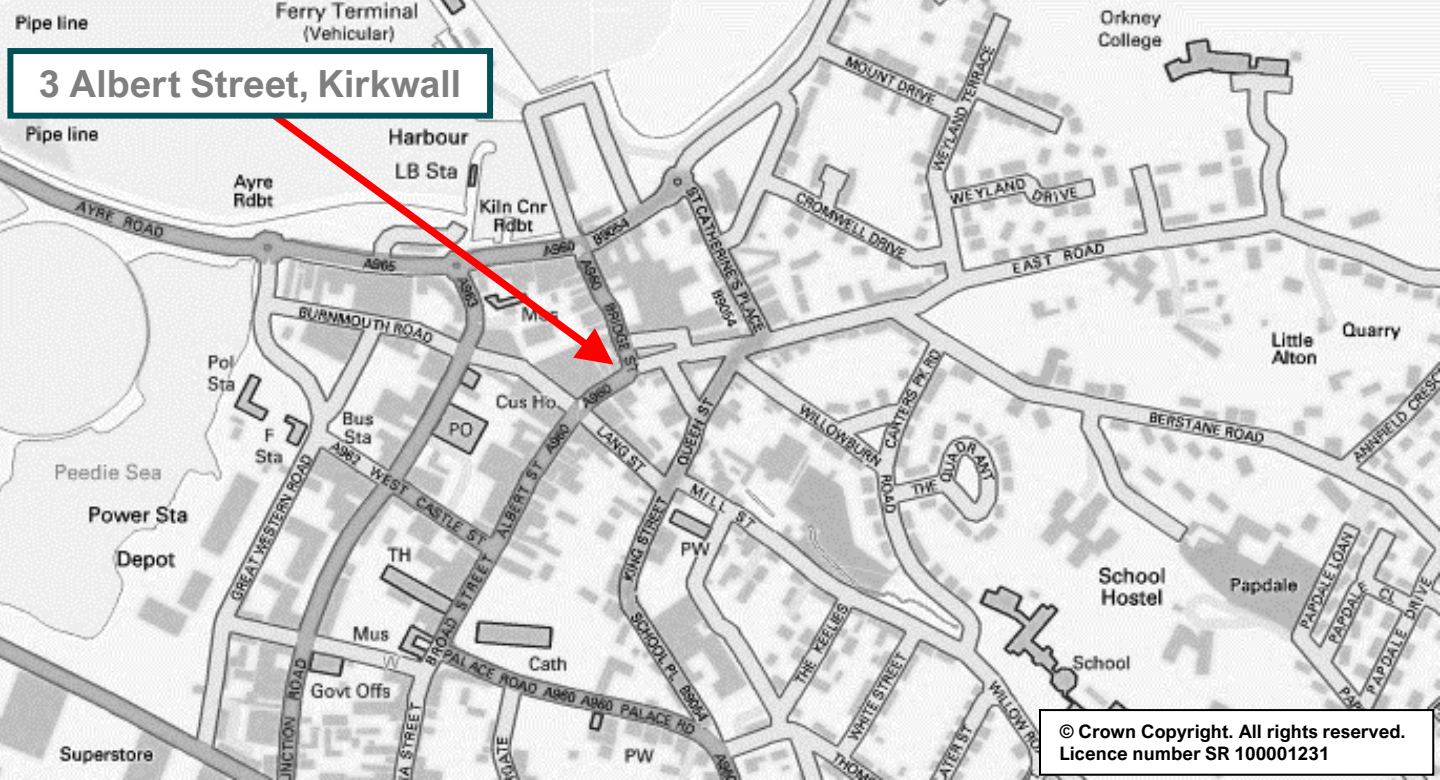
- Electric heating.
- Double glazed windows.
- Wooden flooring in hall and living room/dining area/kitchen.
- Fitted kitchen incorporates hob, oven, extractor fan, fridge and dishwasher.
- Bathroom with bath and shower cubicle.
- Both double bedrooms have a fitted wardrobe.
- Shared entrance hall and external staircase.
- Most items of furniture, microwave oven, toaster, kettle, crockery and pots and pans are included in the sale price.



LOCATION

3 Albert Street is conveniently situated in the town centre and lies within the Kirkwall Town Centre Conservation area.





BEDROOM 1



BEDROOM 2

SERVICES - Mains services.

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.

FIXTURES AND FITTINGS – The floor coverings, blinds, washer/dryer, most items of furniture, microwave oven, toaster, kettle, crockery and pots and pans are included in the sale price.

ENTRY – By arrangement.

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

PRICE - Offers over £125,000
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



Lows Solicitors – Estate Agents
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EJT
The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.