



**18 High Street,
Kirkwall, KW15 1AZ**

OFFERS OVER £130,000





18 High Street is a spacious 4 bedroom mid-terraced dwelling which requires partial modernisation.

There are 2 generous reception rooms, kitchen and a bathroom on the ground floor, 2 bedrooms on the first floor and a further 2 attic bedrooms.

There is a large enclosed garden to the rear of the property incorporating off street parking, lawn and flagstone patio area. There is also a shed and workshop which require attention.

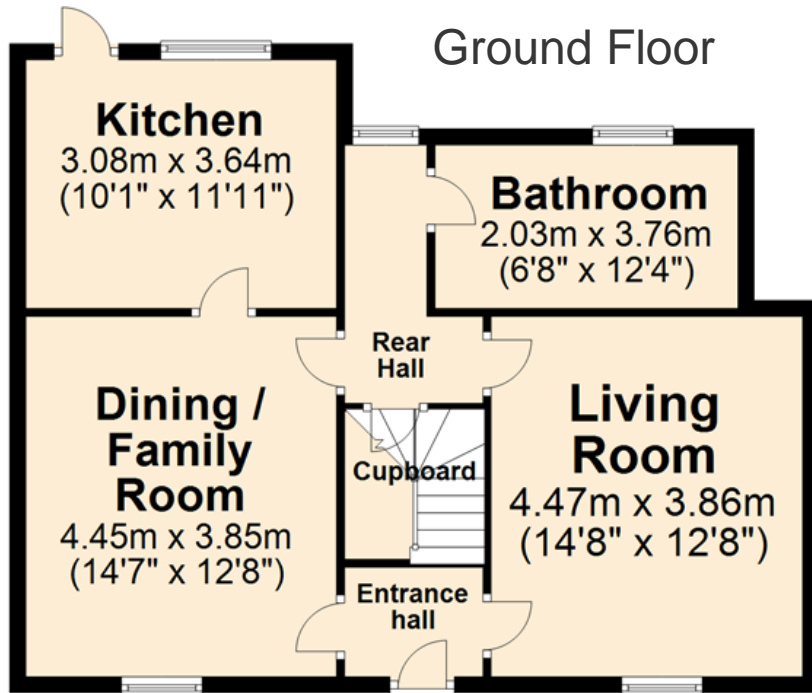
- Electric storage heating.
- Spacious living room with electric fire.
- Family / Dining Room.
- Kitchen with electric cooker, washing machine, access to the garden and the attic room.
- Ground floor bathroom with bath and shower.
- 4 generous sized bedrooms.
- Large enclosed garden with off-street parking, shed and workshop.

LOCATION

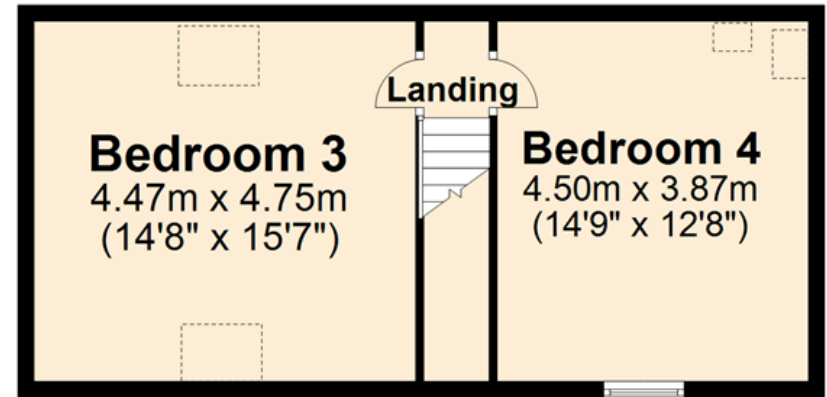
18 High Street is situated close to the town and its amenities. Within walking distance of the Balfour Hospital and Glaitness Primary school.



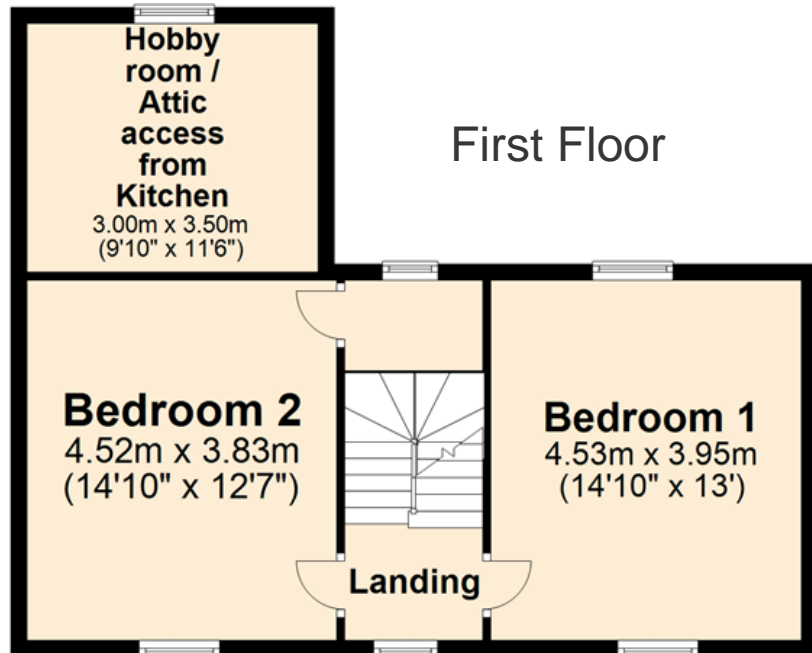
Ground Floor



Second Floor



First Floor







SERVICES – Mains services.

COUNCIL TAX BAND – Band C. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

FIXTURES & FITTINGS – All floor coverings, washing machine and cooker are included in the sale price.

ENERGY PERFORMANCE RATING – Band F.

ENTRY – By arrangement.

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

PRICE – Offers over £130,000

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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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.