



**12 Main Street,
Kirkwall, KW15 1BU**

OFFERS OVER £180,000

 **LOWS**

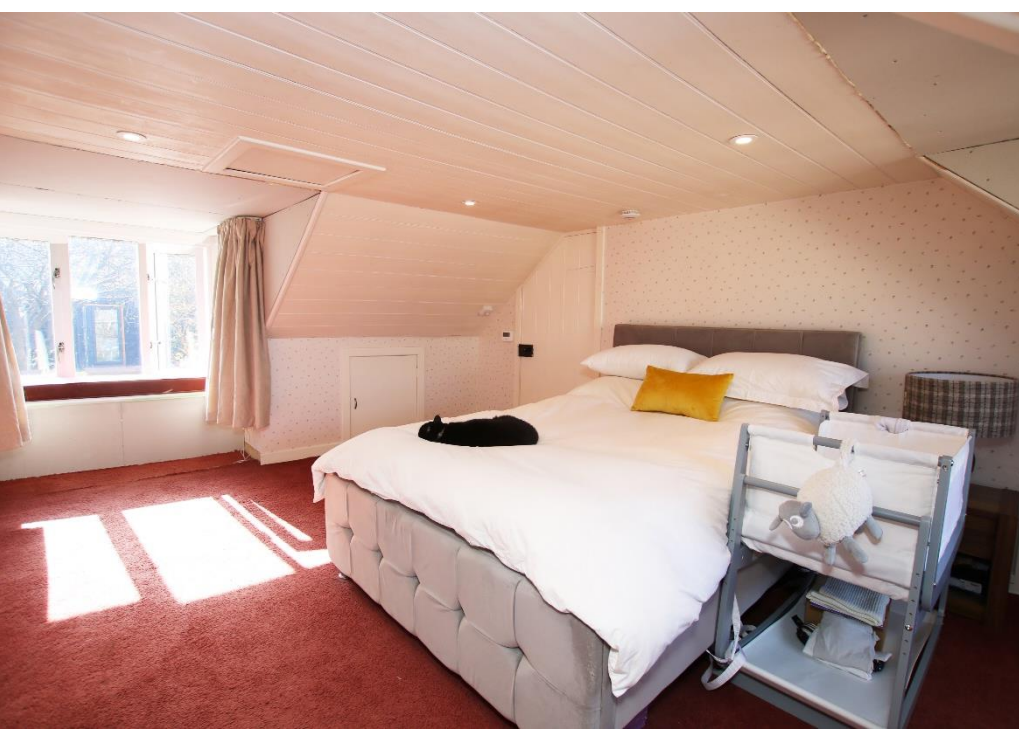
12 Main Street is a bright and spacious 2 bedroom semi-detached dwelling which has recently been tastefully renovated. The charming property lies within the Kirkwall Town Centre Conservation Area and has a mature enclosed rear garden with patio and garage with access from Manse Lane.

- Air to water central heating which benefits from RHI (renewable heat incentive scheme) 4 years remaining and payments in 2023 totalled £670.53. Payments are quarterly until August 2028.
- Wood framed double glazed windows.
- Spacious living/dining room with multi fuel stove fitted less than 2 years ago.
- Kitchen with integral oven and hob.
- Utility room with plumbing for washing machine and space for tumble dryer.
- Modern bathroom with shower above bath.
- Bedroom 2 has new fitted wardrobes.
- Attic bedroom has two new dormer windows and has a ceiling height of 1.75m.
- Private, enclosed rear garden laid to lawn with plants and trees. Patio area.
- Greenhouse.
- Garage with vehicle access on to Manse Lane.

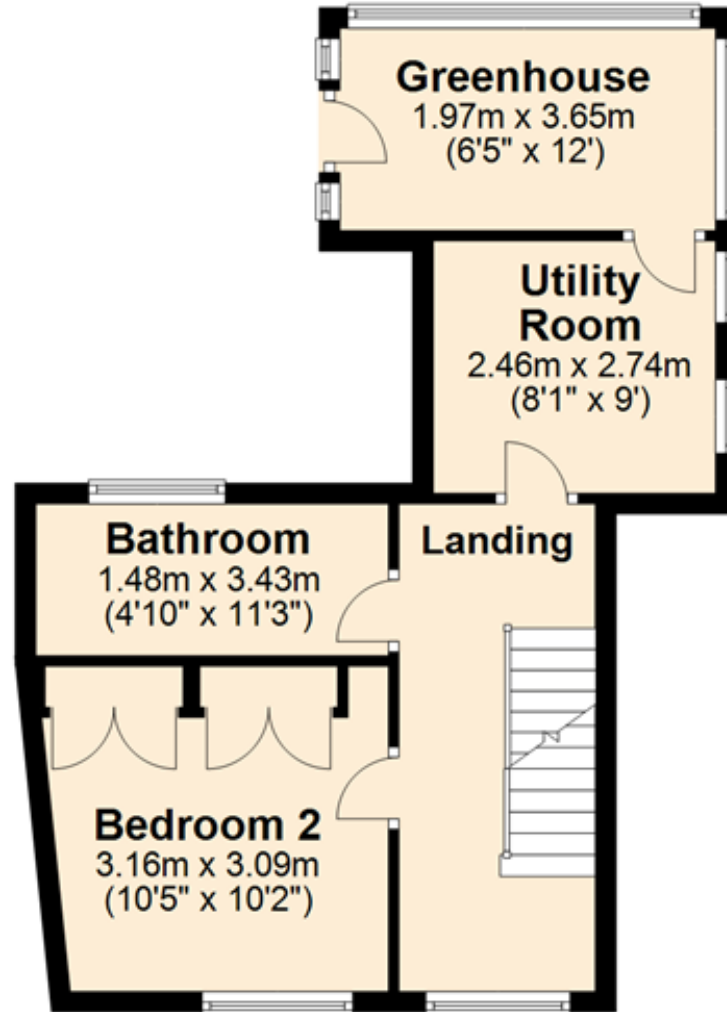
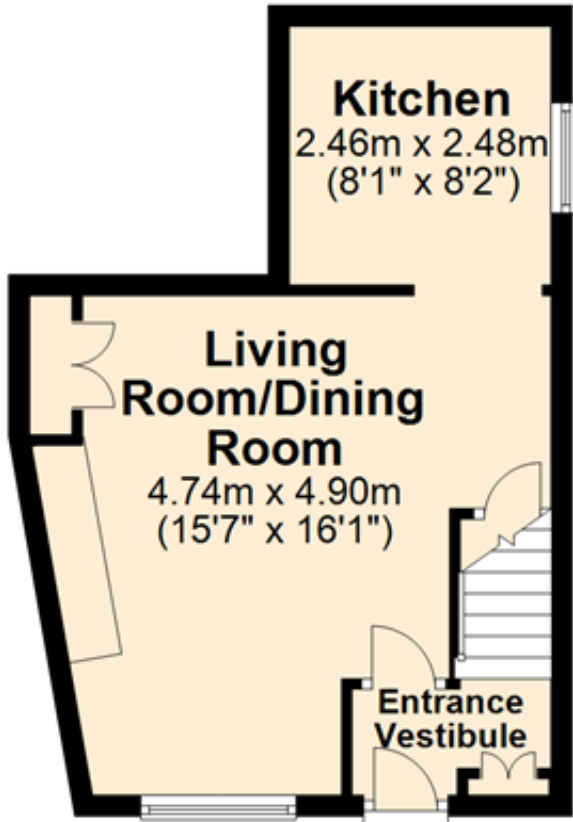
LOCATION

12 Main Street is located in the town centre close to all local amenities.



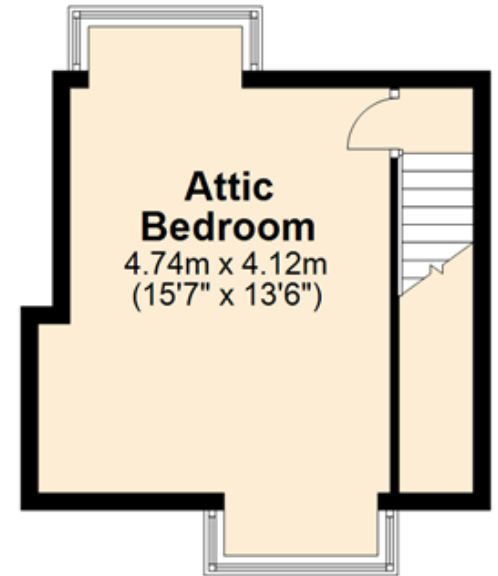


GROUND FLOOR



FIRST FLOOR

SECOND FLOOR







SERVICES – Mains services. Telephone.

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 C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, under counter fridge and curtains with the exception of those in bedroom 2 are included in the sale price.

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

PRICE – Offers Over £180,000.

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.