



## 8 St Olaf's Wynd, Kirkwall, KW15 1JB

8 St Olaf's Wynd is a substantial 'C' listed 2 bedroom dwellinghouse situated in the heart of the town centre.

There is a spacious living room, dining area within kitchen and both double bedrooms have a built in wardrobe and en-suite.

**OFFERS OVER  
£145,000**



- Electric storage and panel heaters.
- Wooden framed double glazed windows.
- Spacious living room with electric focal point fire.
- Kitchen has a dining area and fitted base and wall cupboards.
- Toilet with plumbing for a washing machine and space for a tumble dryer on ground floor.
- 2 double bedrooms both with a built in wardrobe and en-suite shower room.
- Floored attic.



## LOCATION

8 St Olaf's Wynd is situated in Kirkwall town centre just off Bridge Street.



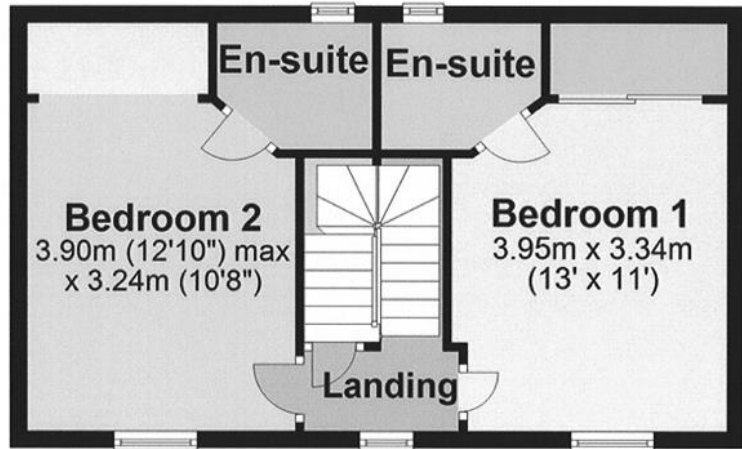


BEDROOM 1

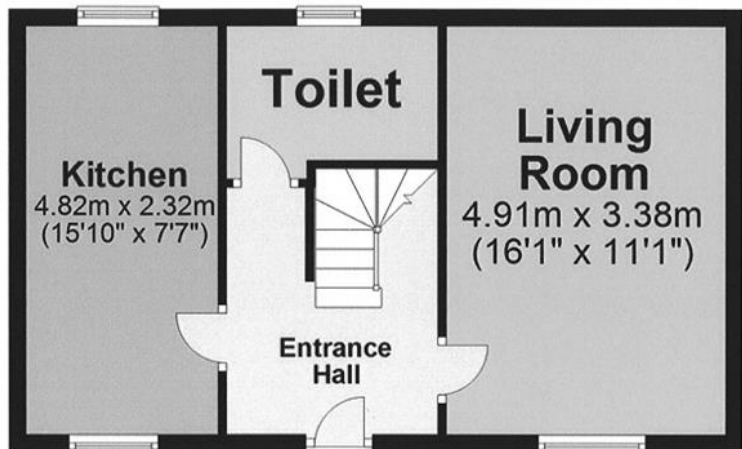


BEDROOM 1 EN-SUITE

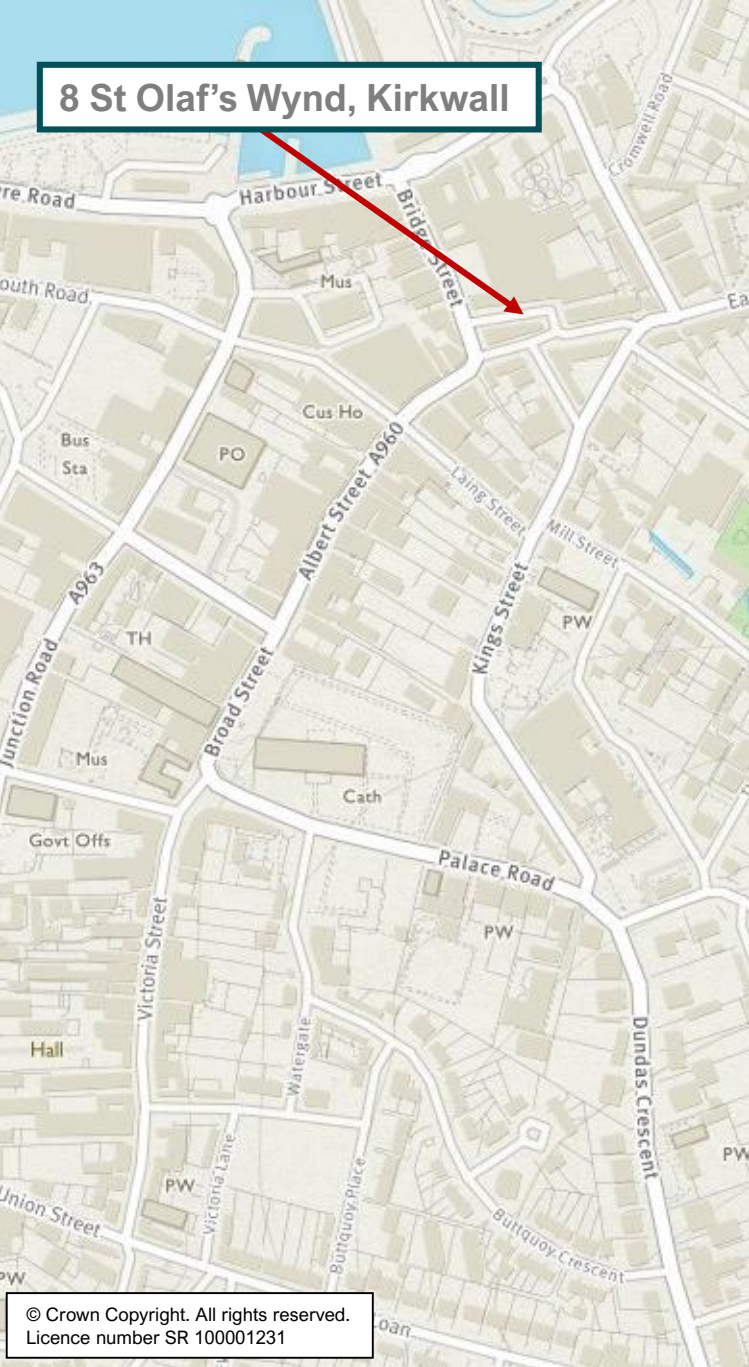
**FIRST FLOOR**



**GROUND FLOOR**



## 8 St Olaf's Wynd, Kirkwall



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### BEDROOM 2



### BEDROOM 2



### BEDROOM 2 EN-SUITE



**SERVICES** – Mains services. Telephone.

**COUNCIL TAX BAND** - Band D. 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 F.

**ENTRY** – By arrangement.

**FIXTURES AND FITTINGS** – All floor coverings are included in the sale price.

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

**PRICE** – Offers over £145,000

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

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find your happy

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#### DJMF

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.