



The Cottage,
5 Main Street, Kirkwall, KW15 1BU

OFFERS OVER £100,000



The Cottage is a well-presented one bedroom dwelling which may appeal to first-time buyers or those wishing to offer holiday or long-term lets. The Cottage, which is “B” listed, is situated off the street and is only a short walk from the town centre. The accommodation includes an open plan living room/kitchen, shower room and bedroom.

- Electric heating.
- Open plan living room /kitchen.
- Kitchen has fitted oven and hob, fridge and washing machine.
- Shower room.
- Fitted wardrobe in bedroom.
- Interested parties who wish to offer short-term lets please note that you will require a short-term let licence, before you can start offering lets, from the O.I.C.

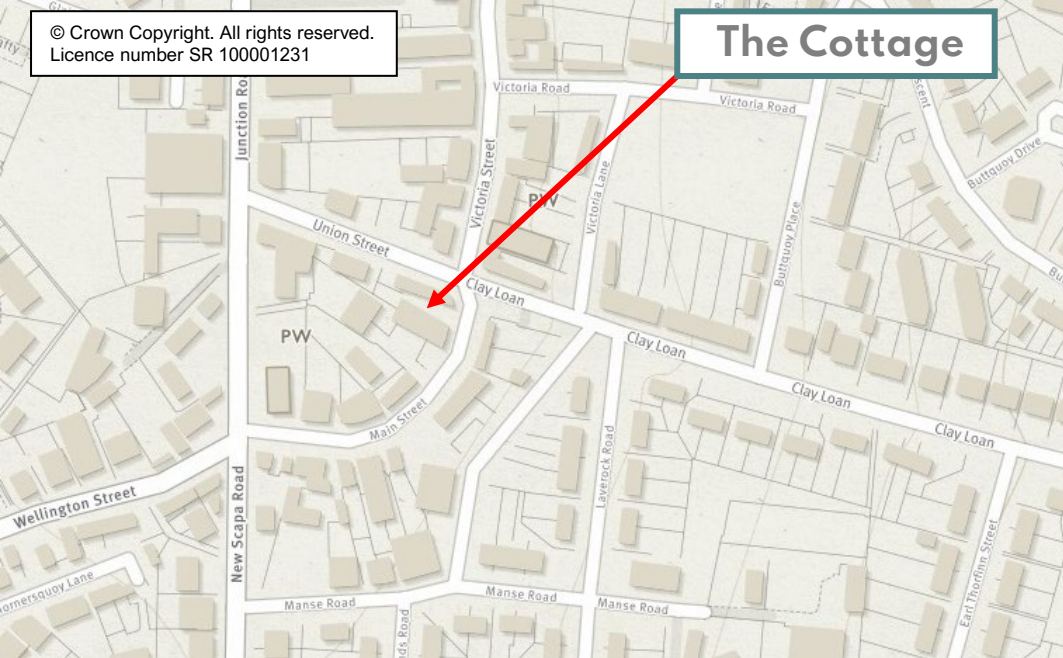
LOCATION

The Cottage is conveniently located very close to the town centre and its amenities.





The Cottage



SERVICES – Mains services.

COUNCIL TAX BAND – Band A. 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.

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings and the contents are included in the sale price.

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

PRICE – Offers Over £100,000

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

Lows Solicitors – Estate Agents
5 Broad Street, Kirkwall, Orkney, KW15 1DH
T: 01856 873151 F: 01856 875450
W: www.lowsorkney.co.uk

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.