



## Girnel Keeper's House, 20 Harbour Street, Kirkwall, KW15 1LE

The Girnel Keeper's House is a substantial 4 bedroom town house offering spacious accommodation over 3 floors.

The grade 'B' listed building, which may date from 1643, is located within the Kirkwall town conservation area and has recently been tastefully modernised.

The property enjoys a beautiful outlook over the harbour and has an enclosed rear garden.

**OFFERS OVER  
£350,000**



- Oil central heating
- Open flu in ground floor bedroom may be a suitable connection for a stove.
- 1<sup>st</sup> floor living room enjoys views across the harbour.
- Spacious kitchen with recently installed Nobillia units, space for a dining table.
- Modern bathroom and shower room. 3<sup>rd</sup> toilet.
- Office/box room on 2<sup>nd</sup> floor.
- 4 double bedrooms.
- Freshly painted throughout in neutral colours.
- Oak internal doors.
- Enclosed rear garden.
- The Girnel Keeper was responsible for administering the intake and distribution of grain, paid in kind as rent to the Earldom estate.



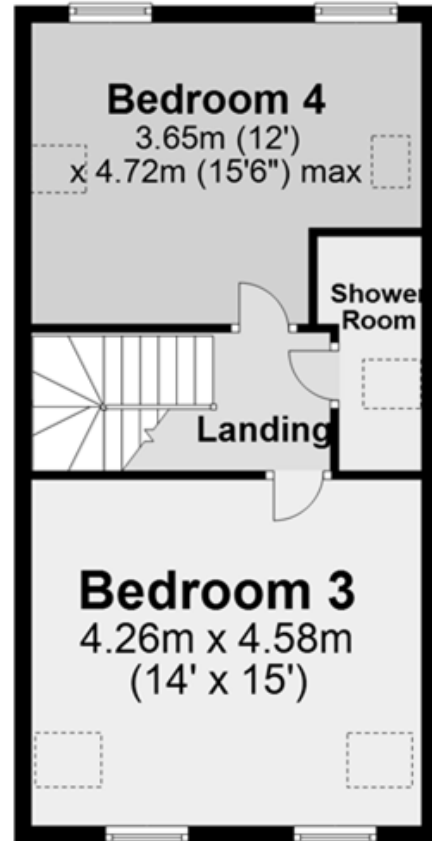
## LOCATION

The Girnel Keeper's House is situated in the town centre overlooking the harbour.

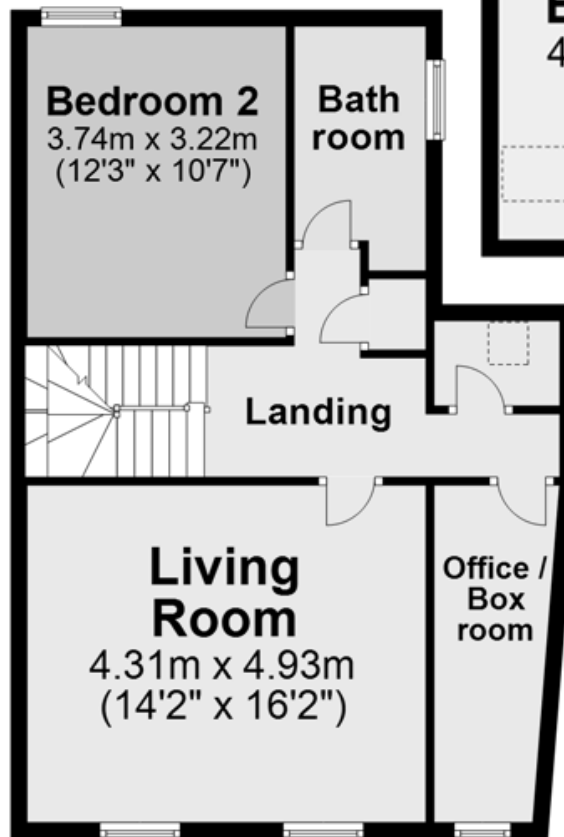




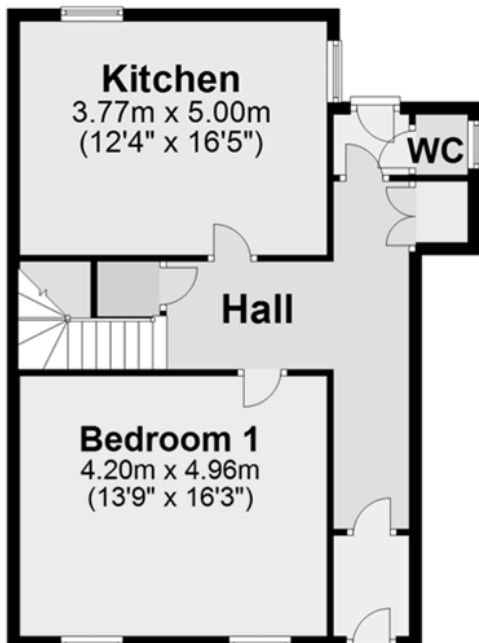
## SECOND FLOOR



## FIRST FLOOR



## GROUND FLOOR





**Girnel Keeper's House,  
20 Harbour Street, Kirkwall**

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**BEDROOM 1**



**BEDROOM 3**



**BEDROOM 4**



**VIEW FROM LIVING ROOM**

**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 D.

**ENTRY** – Early entry available.

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

**PRICE** – Offers over £350,000  
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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**DMNH**  
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.