



# 52 St Catherines Place

Kirkwall, KW15 1HX

**FIXED PRICE £175,000**  
(£10,000 LESS THAN HOME REPORT VALUATION)





52 St Catherine's Place is a 3 bedroom mid-terraced dwellinghouse with accommodation on 3 floors. The property is conveniently located close to the town centre and would benefit from partial modernisation.

There is a sheltered rear garden with patio and large workshop/shed.

- Mostly uPVC framed double glazed windows.
- Electric storage and panel heaters.
- Large window in living room.
- Kitchen has a dining area.
- Utility room/rear entrance with plumbing for a washing machine.
- Bathroom with electric shower over bath.
- 2 double bedrooms and toilet on first floor.
- Double bedroom and large cupboard on 2<sup>nd</sup> floor.
- Patio and large workshop/store to rear.

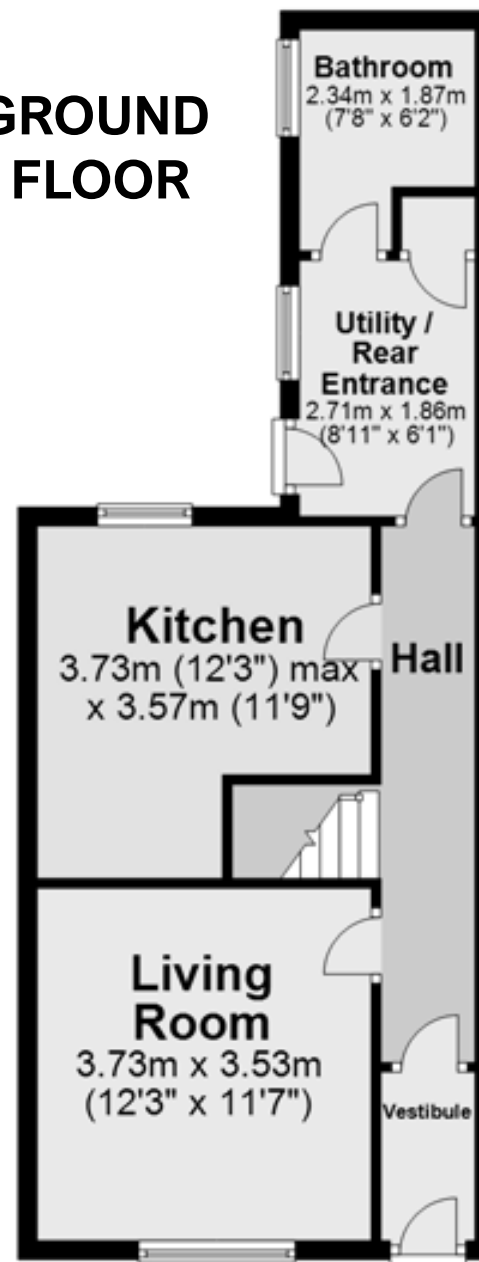
## LOCATION

52 St Catherine's Place is situated a short walk from the town centre.

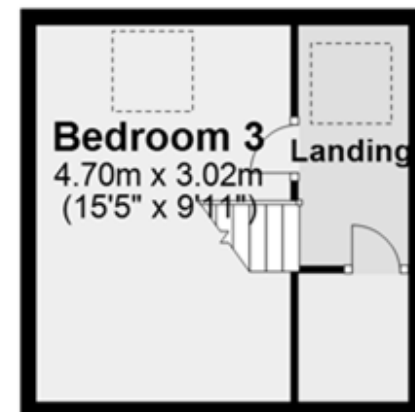




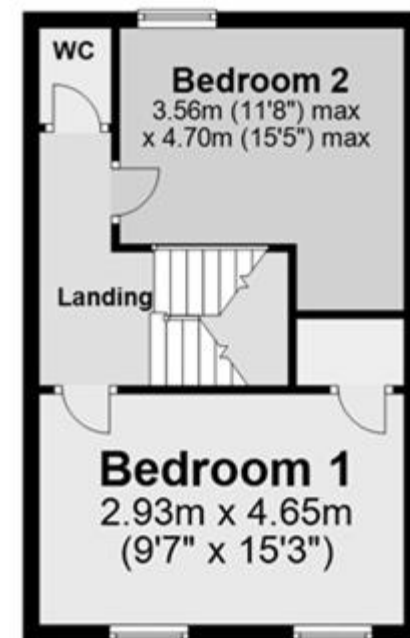
## GROUND FLOOR



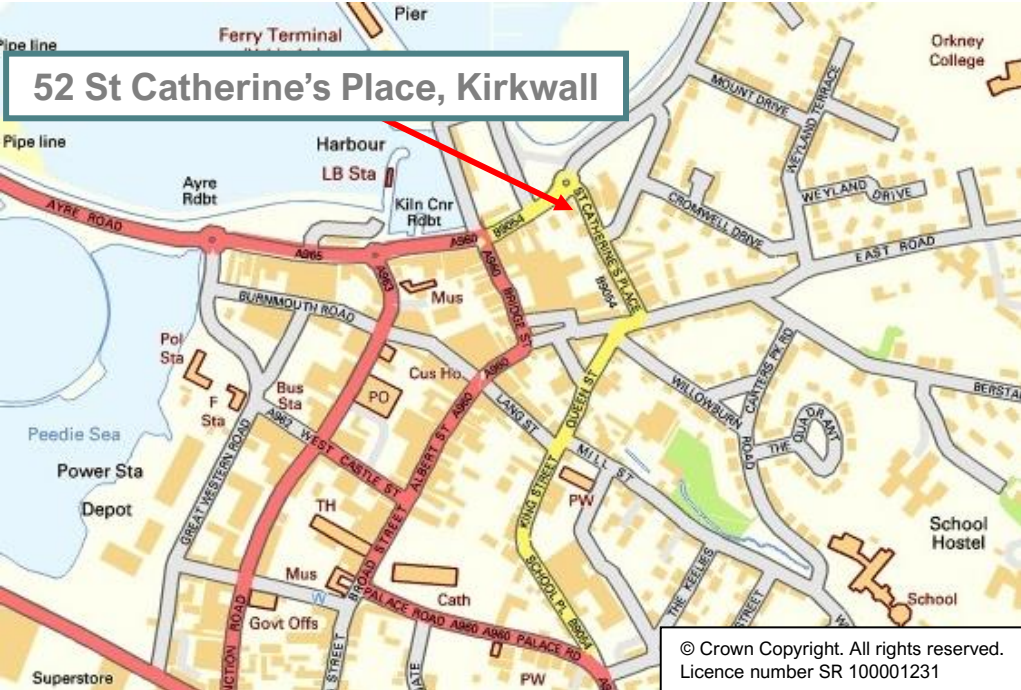
## SECOND FLOOR



## 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.

**ENERGY PERFORMANCE RATING** – Band E.

**ENTRY** – By arrangement.

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

**PRICE** – Fixed Price £175,000

**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](http://www.lowsorkney.co.uk)

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#### ETCN

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.