



2, 2A & 4 Wellington Street,
Kirkwall, KW15 1AY

OFFERS OVER £260,000



2, 2A & 4 Wellington Street are being offered for sale as one lot and comprise a ground floor bedsit, a first floor bedsit with private ground floor entrance and a one bedroom dwelling over two floors with access from the front and rear.

The B listed properties have sash and case double glazed windows which were replaced in 2011 and electric heating. There is off street parking to the rear along with a ruinous garage which may be suitable for development with the appropriate planning consents.

The properties have been run as a successful short term let business for many years however, the properties could be converted into two properties or one with the appropriate planning consents.

The contents of all three properties are included in the sale price.

LOCATION

2, 2A & 4 Wellington Street are situated close to the town centre, the Balfour hospital and the Pickaquoyn Leisure Centre.



4 WELLINGTON STREET



4 WELLINGTON STREET



4 WELLINGTON STREET



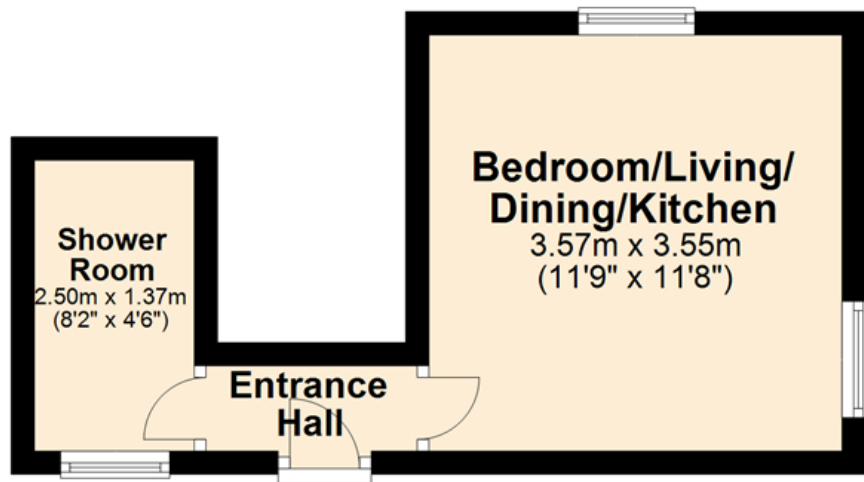
4 WELLINGTON STREET



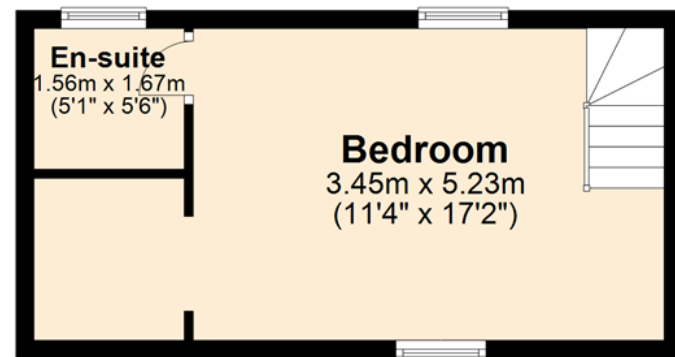
2 WELLINGTON STREET



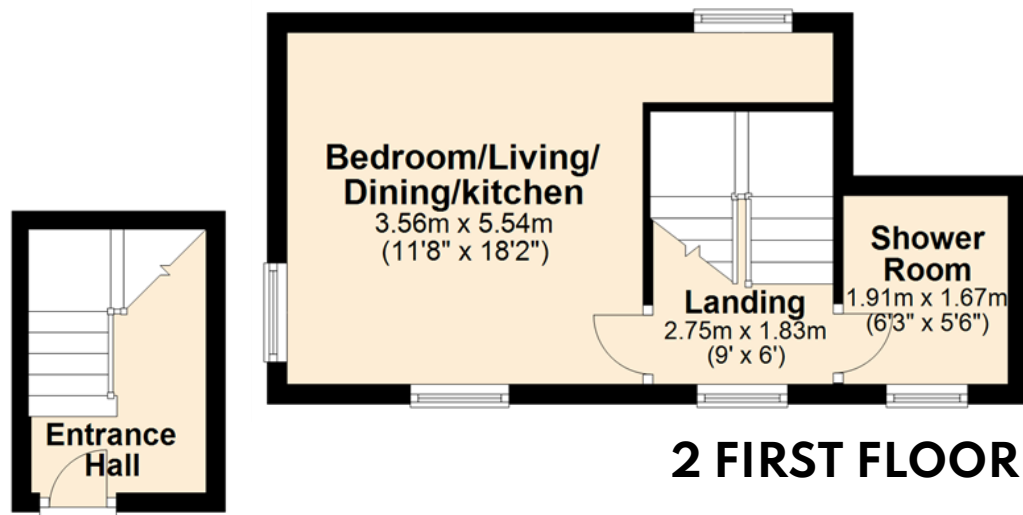
2 WELLINGTON STREET



2A GROUND FLOOR

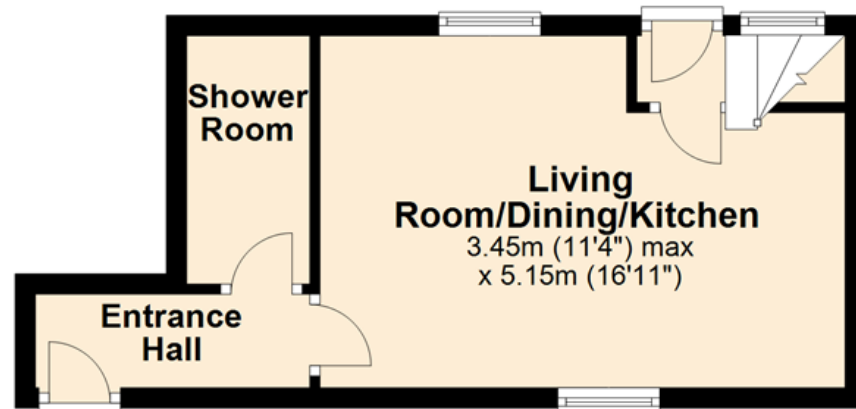


4 FIRST FLOOR



2 FIRST FLOOR

2 GROUND FLOOR



4 GROUND FLOOR



2 WELLINGTON STREET



2A WELLINGTON STREET



2A WELLINGTON STREET



2A WELLINGTON STREET

2, 2A & 4 Wellington Street



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SERVICES – Mains services. Telephone.

RATEABLE VALUE – 2 – £1,150. 2a – £1,150. 4 – £1,700.

ENERGY PERFORMANCE RATING – 2 – Band D. 2A – Band E. 4 – Band E.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All of the contents of all three properties are included in the sale price.

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

PRICE – Offers Over £260,000.

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



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.

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