



1C (Upper) Laing Street

Kirkwall, KW15 1NW



FIXED PRICE £85,000 (£5,000 BELOW VALUATION)

1C (Upper) Laing Street is a bright, well-presented 1 bedroom second floor flat located in the Kirkwall Conservation Area and may especially appeal to first-time buyers.

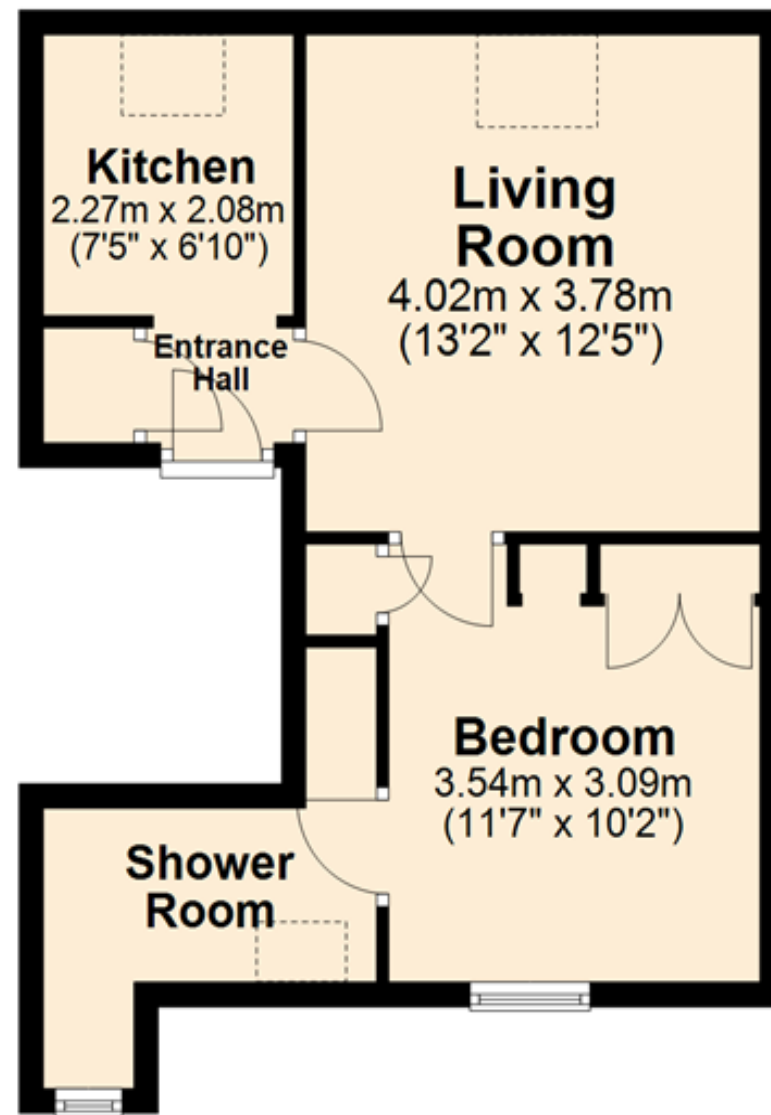
The property has a spacious living room with Velux window. The kitchen has fitted base cupboards and space for a fridge freezer. The shower room, which benefits from a Velux and a dormer window, includes plumbing for a washing machine and space for a tumble dryer.

- Double glazed windows.
- Electric storage heaters.
- Spacious living room.
- Bedroom with airing cupboard, fitted wardrobes and open shelving.
- Shower room with plumbing for a washing machine and space for a tumble dryer.
- Kitchen with space for a fridge freezer.
- Shared entrance and stairwell.
- Small exterior store included in sale.

LOCATION

1C (Upper) Laing Street is situated in the town centre.







SERVICES – Mains services.

COUNCIL TAX BAND – Band A. 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 E.

FIXTURES & FITTINGS – All floor coverings, curtains, cooker, fridge, washing machine and tumble dryer are included in the sale price.

ENTRY – By arrangement.

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

PRICE – Fixed Price £85,000 (£5,000 BELOW VALUATION)

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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EJT

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.