



**17 Grimsetter Place,**  
Kirkwall, KW15 1XS

**OFFERS OVER £175,000**



17 Grimsetter Place is a 2 bedroom semi-detached dwelling in a desirable residential area on the outskirts of town. The property has a large kitchen/diner with patio doors and there is a WC on the ground floor. Outside is a fully enclosed garden with two garden sheds. Ideal for first time buyers or a buy-to-let investor.

- Oil heating.
- UPVC framed double glazed windows.
- Kitchen/diner with patio doors and space for table and chairs.
- Spacious living room.
- WC on ground floor.
- Bedrooms and bathroom with shower above on first floor.
- Ample storage throughout with both bedrooms having built in wardrobes, airing cupboard in living room and cupboard in WC.
- Fully enclosed garden laid to lawn with plants and two garden sheds.
- Shared parking in front of house.
- Sea views can be enjoyed from bedroom 2.

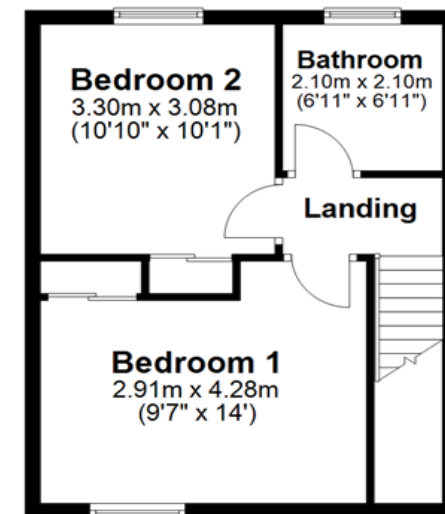
## LOCATION

17 Grimsetter Place is situated on the outskirts of town a short drive to the town centre with all amenities.

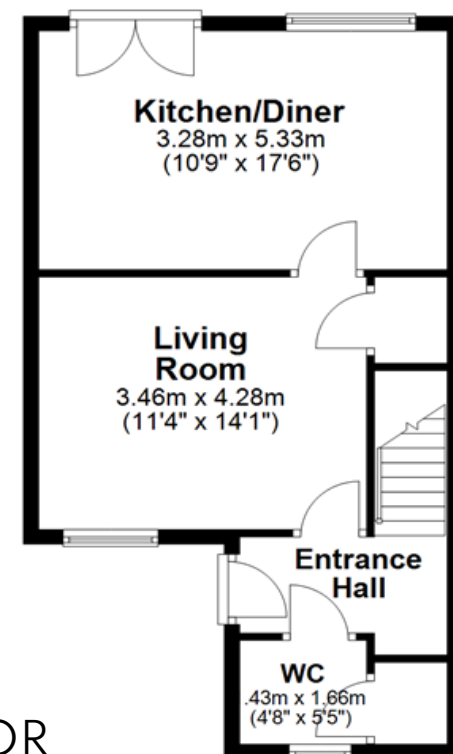




FIRST FLOOR



GROUND FLOOR





**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Band B. 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.

**FIXTURES AND FITTINGS** – All floor coverings, blinds, garden bench and two garden sheds are included in the sale price.

**ENTRY** – By arrangement.

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

**PRICE** – Offers Over £175,000.

**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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#### EJT

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.