



81 Victoria Street

Kirkwall, KW15 1DQ

OFFERS OVER £235,000



LOWS

81 Victoria Street is a well-presented, B Listed, 3-4 bedroom semi-detached dwelling located in the Kirkwall Conservation Area.

The attractive property features a living room with multi-fuel stove, spacious kitchen with breakfast bar and a separate dining room which could be used as a fourth bedroom.

There is also a toilet on the ground floor with the shower room and bedrooms on the first floor.

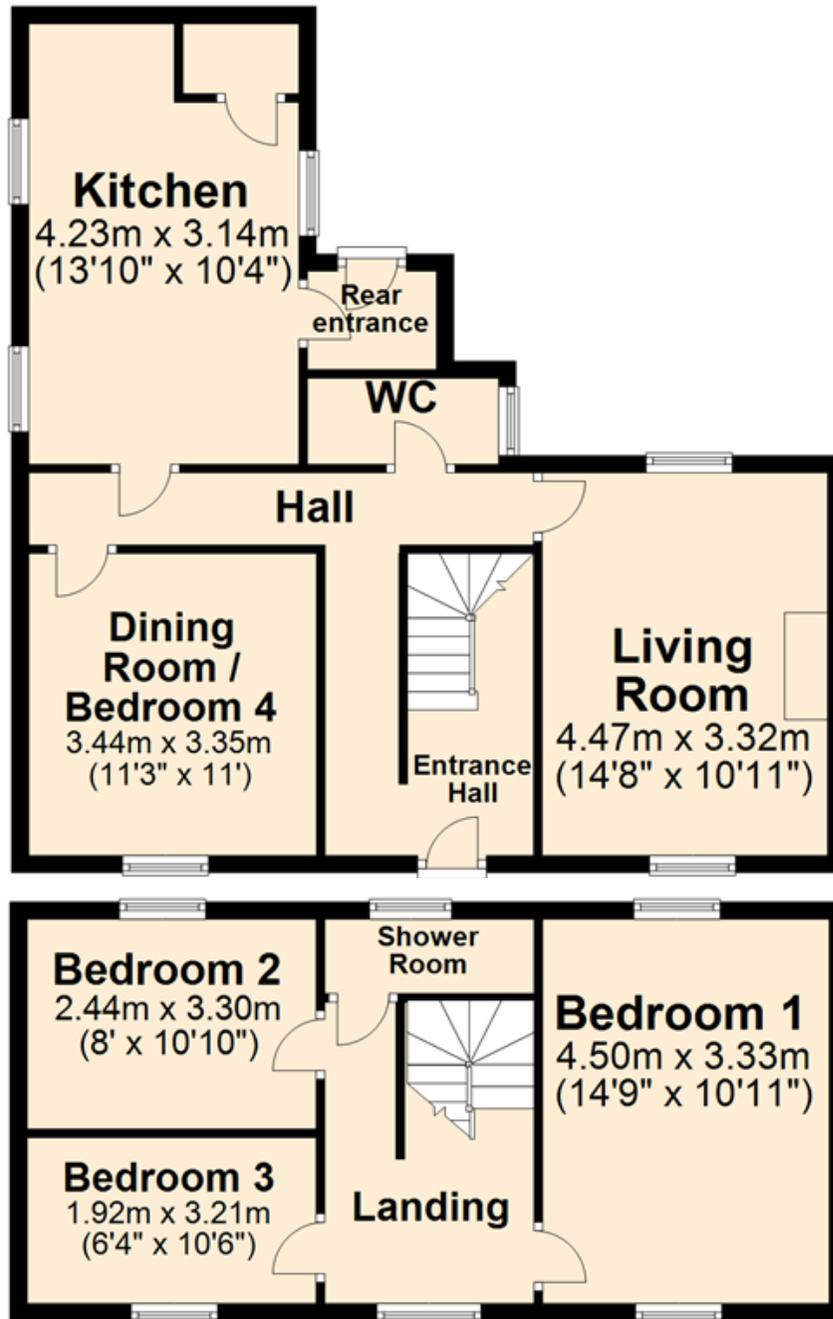
The private rear garden features lawn, decking and 2 garden sheds. There is a further area of garden and a communal garden a short distance from the house.

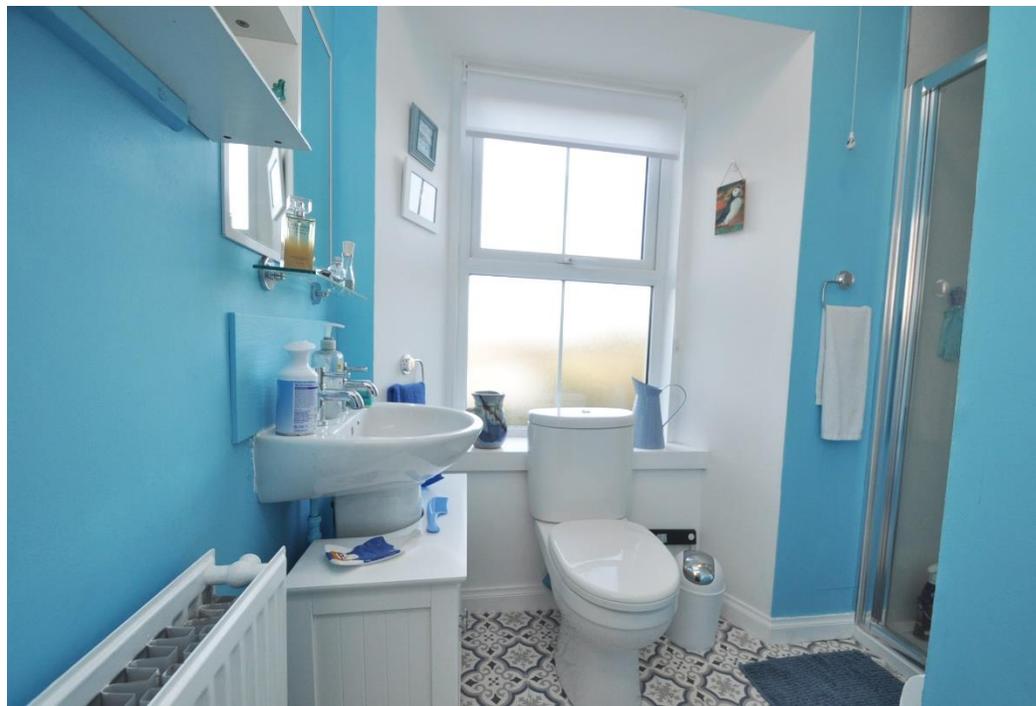
- Oil-fired central heating.
- Multi-fuel stove in living room.
- Timber framed double glazed windows.
- Dining room /4th bedroom.
- Modern kitchen with integral hob and double oven. Breakfast bar.
- Shower room and 2nd toilet.
- Enclosed garden with lawn, decking, drying area and garden sheds.
- Further area of garden ground and communal garden, close to the house.

LOCATION

81 Victoria Street is situated close to the town centre.











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.

FIXTURES & FITTINGS - All floor coverings and the washing machine and tumble dryer are included in the sale price.

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

PRICE – Offers over £235,000

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

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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.