



**7A Holm Road,  
Kirkwall, KW15 1PY**

**OFFERS OVER £100,000**



7A Holm Road is a well-presented one bedroom semi-detached dwelling. The property offers open plan living on the ground floor and benefits from neutral décor throughout.

There is air source heating together with Velux and uPVC framed double glazed windows.

The modern, open plan living/dining/kitchen area has a floor to ceiling window in the living area and the fitted kitchen has integral appliances.

The bathroom has a 3 piece suite with a shower over the bath.

The bedroom has a coombed ceiling together with Velux windows and built-in storage.

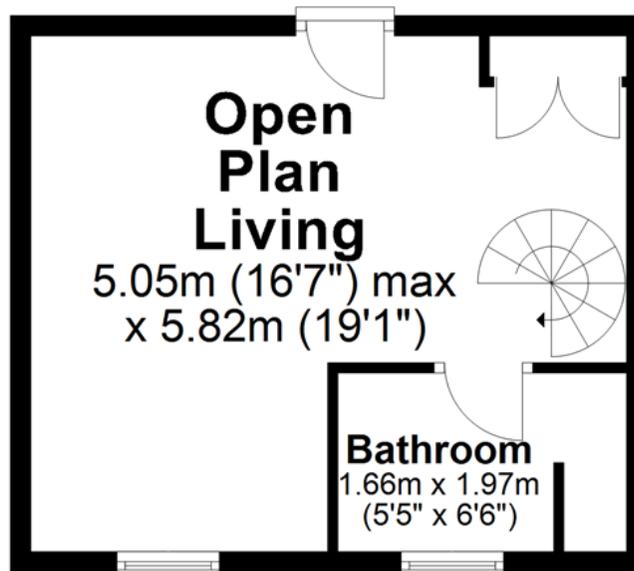
To the front of the property there is a parking area, trees and bushes with a sheltered decking area to the rear.

- Air source heating.
- Velux and uPVC framed double glazed windows.
- Open plan with living area/kitchen/dining area.
- Fitted kitchen cupboards with integral hob, oven and cooker hood.
- Bathroom with shower over bath.
- Spiral staircase leads up to the bedroom.
- Bedroom has Velux windows, built-in storage and a fitted bed base.
- Off-street parking to the front.
- Sheltered decking area to the rear with a partial view of Scapa Beach.

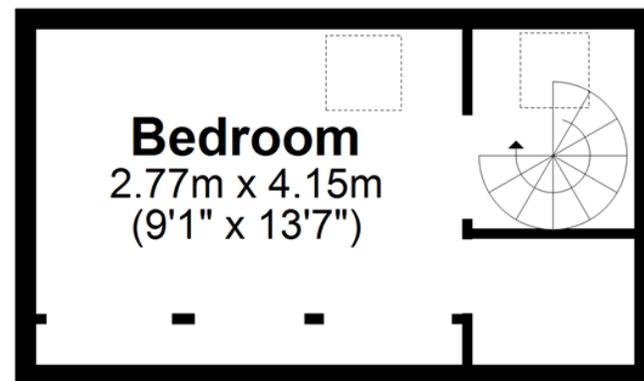
## LOCATION

7A Holm Road is situated within walking distance of the town centre.





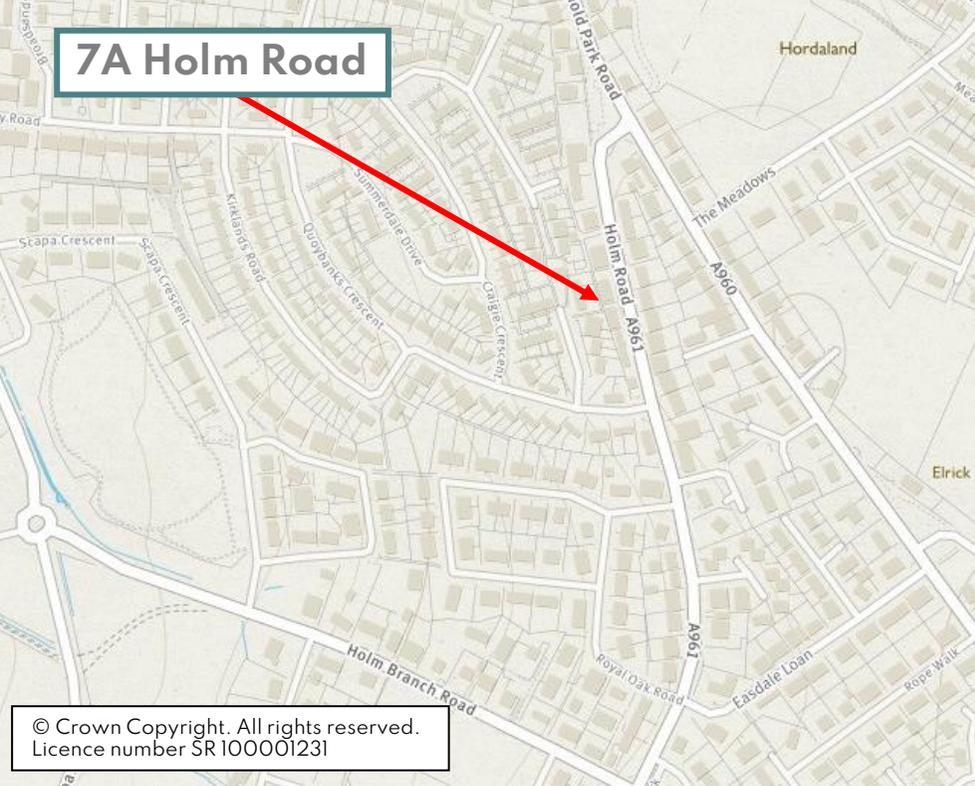
Ground floor



First floor



# 7A Holm Road



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**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 C

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings together with the settee, washing machine and fridge/freezer are included in the sale price.

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

**PRICE** – Offers Over £100,000.

**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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#### 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.