



Halvard,
22 Dundas Crescent, Kirkwall, KW15 1JQ

OFFERS OVER £410,000





Halvard is an impressive 4-bedroom end-terraced period property in a much sought-after area of town. This elegant home, located in Kirkwall's Conservation Area, benefits from 4 double bedrooms, a large light-filled dual-aspect living room, a dining room, spacious dining kitchen, utility room and two shower rooms.

Outside there is a well-maintained private garden with sunroom/greenhouse. There is also a double garage with electric up and over door (accessed from George Street), an artist's studio and a coal shed.

- Oil central heating
- UPVC double glazed windows
- Living room with dual aspect and focal point fire
- Spacious kitchen/diner with two pantries and space for a dining table and chairs
- Wet-room style shower room on ground floor
- Further shower room on first floor
- 4 double bedrooms
- Utility Room
- Artist's Studio, sun-room/greenhouse and coal shed
- Double garage and driveway accessed from George Street
- Well-maintained mature garden with lawn, patio and borders, trees and shrubs. Both the front and rear gardens have outdoor taps

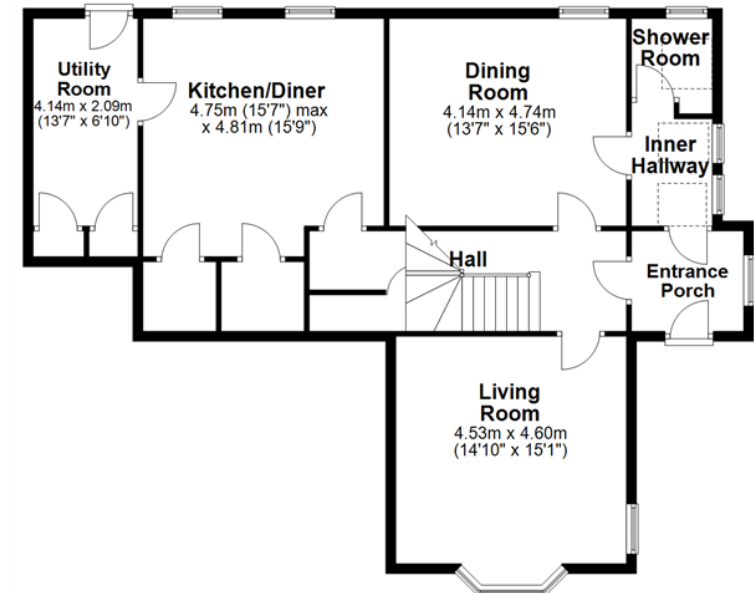
LOCATION

Halvard is situated in a very desirable residential area and is within walking distance of the town centre and schools.

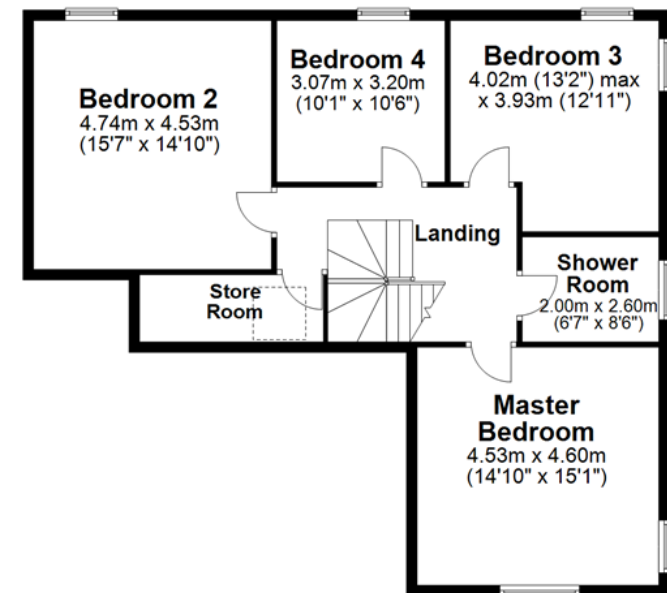




Ground Floor



First Floor











Halvard

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SERVICES – Mains services.

COUNCIL TAX BAND – Band E. 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 D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains, blinds and white goods are included in the sale price. Some items of furniture may also be included.

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

PRICE – Offers Over £410,000.

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

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DMNH

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.