



4 Laingskail Place,
Kirkwall, KW15 1WY

OFFERS OVER £140,000



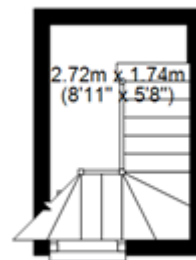
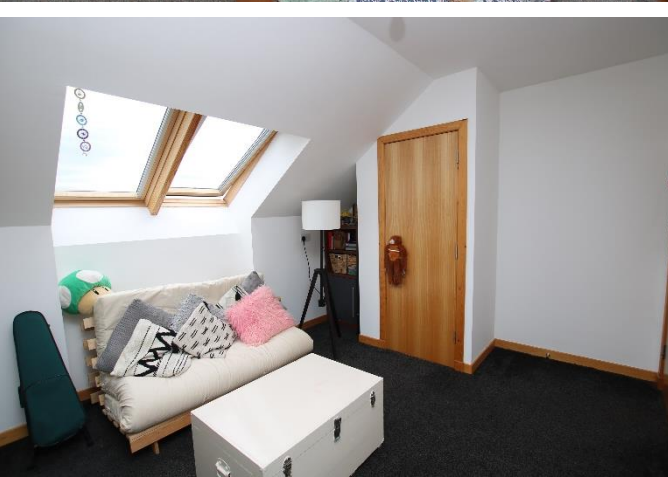
4 Laingskaill Place is a modern 2 bedroom flat extending over three floors. The spacious property has a private entrance on the ground floor with kitchen/diner, living room, bathroom and utility on the first floor and 2 bedrooms on the second floor. Outside there is a shared garden to the rear and parking to the front. Ideally suited for first time buyers or buy-to-let investors.

- Wood framed double glazing
- Air to water heating
- Private ground floor entrance
- Living room with window looking down to rear garden
- Kitchen/diner with space for table and chairs
- Utility room with pulley
- Bathroom with shower above bath
- 2 spacious bedrooms on second floor with velux windows and fitted wardrobes
- Ample storage throughout
- Shared garden to rear with rotary drier
- Parking to front

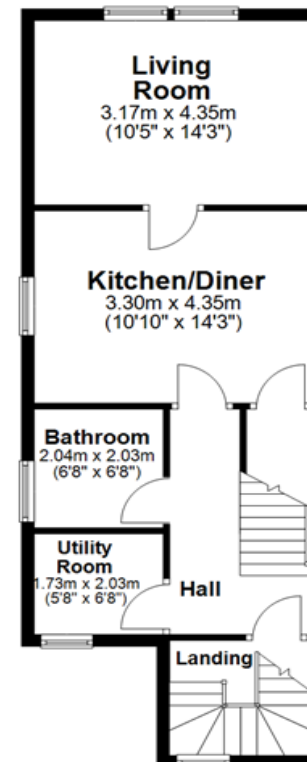
LOCATION

4 Laingskaill Place is situated on the outskirts of town a short drive to local amenities.

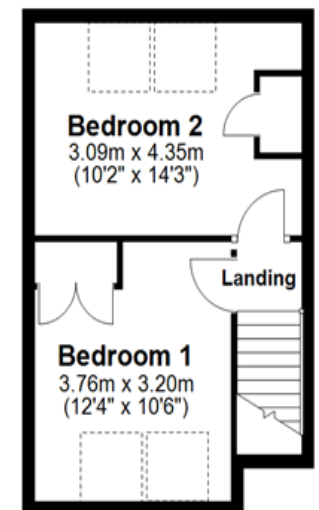




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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SERVICES – Mains services.

COUNCIL TAX BAND – Band C. 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.

FACTORING CHARGE – A monthly charge of £65.62 from OHAL which covers factoring, insurance and ground maintenance.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings are included in the sale price. The cooker, fridge freezer and washing machine are available by separate negotiation.

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

PRICE – Offers Over £140,000.

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

Lows Solicitors – Estate Agents
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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.