



# 2 George Street

Kirkwall, KW15 1PW

 **LOWS**

 3 Bed

 1 Bath

 1 Public



## TAKE A LOOK INSIDE

2 George Street is a three-bedroom semi-detached bungalow offering an excellent opportunity for buyers seeking a home they can modernise and make their own. Set within mature front and rear gardens, the property benefits from a private driveway, a detached garage with electric up-and-over door, and a separate garden shed/workshop.

## KEY FEATURES

- 3 well proportioned sized bedrooms
- uPVC double glazed windows
- Electric storage heaters
- Requires modernisation
- Private driveway and garage with electric door
- Front and rear garden including shed/workshop
- Attic space with Velux window for potential future development (subject to necessary consents)
- School catchment area for Papdale Primary and Kirkwall Grammar School

## EXTRAS

Floor and window coverings, washing machine and shed are included in the sale price.



Offers Over £185,000

The accommodation is arranged over one level and includes a bright entrance porch, a generously sized living room, a kitchen with rear porch access, three well-proportioned bedrooms, and a family bathroom. The property features uPVC double-glazed windows and exterior doors and is heated via electric storage heating.

A particular advantage of the home is the attic space, complete with a Velux window and accessed by a Ramsay ladder, ideal for storage or potential future development (subject to necessary consents).

Externally, the property enjoys ample outdoor space, including a well-maintained rear lawn and planting borders. The driveway offers off-street parking leading to the garage, and the additional shed provides valuable storage or hobby space.

Requiring modernisation throughout, 2 George Street presents an exciting prospect for those looking to add value in a sought-after Kirkwall location, just a short walk from local shops, amenities, and transport links.





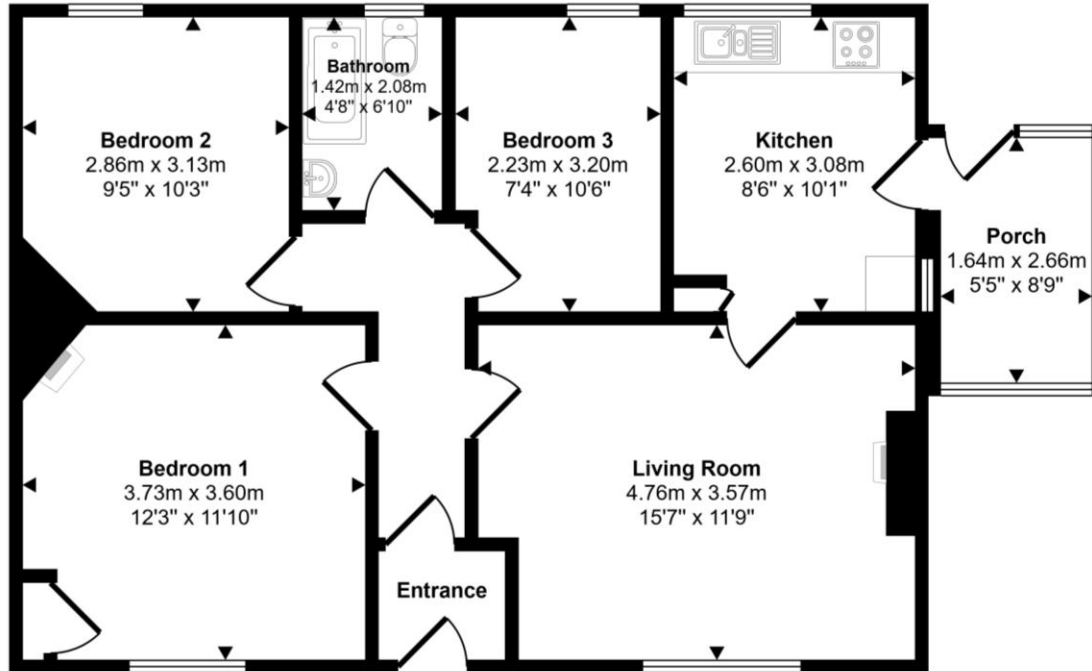
## LOCATION

Perfectly positioned in Kirkwall town centre, 2 George Street offers superb convenience, with shops, cafés, and amenities only a few minutes' walk away, an aspect frequently praised by visitors staying in central Kirkwall. Major attractions such as St Magnus Cathedral, The Orkney Museum, and The Earl's Palace are also close by, with comparable nearby properties noted to be just a short walk from these landmarks. The harbour and local transport links are easily accessible, and Kirkwall Airport lies just a few kilometres from the town centre.

/// What3words : ///snips.insisting.pillow



Approx Gross Internal Area  
72 sq m / 773 sq ft



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Viewing

For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 37Mbps Mobile Network – Vodafone, EE, O2	Band C	Band E	Flexible

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