



# 87 Victoria Street



Kirkwall, KW15 1DQ

 4 Bed

 3 Bath

 1 Public



## TAKE A LOOK INSIDE

Situated in a convenient central Kirkwall location, this generously proportioned four-bedroom detached townhouse offers excellent accommodation over multiple levels, making it an ideal family home or investment opportunity.

### KEY FEATURES

- Central Kirkwall detached townhouse
- 4 spacious double bedrooms (3 with built-in wardrobes)
- Large and bright living room with electric feature fire
- Kitchen with dining area and separate utility room
- Shower Room, bathroom and en-suite shower room
- Dimplex Quantum storage heaters & electric panel heaters
- Newly fitted in 2025 Sash windows, front & rear door
- Shared courtyard and garden to the rear including small plot of private ground
- School catchment area for Glaitness Primary School and Kirkwall Grammar School

### EXTRAS

All floor and window coverings are included in the sale price. Some additional items may be available by separate negotiation.

Offers Over £250,000

The property benefits from bright and well-presented interiors throughout. The ground floor features a compact yet practical fitted kitchen, complete with ample worktop space, wall and base units, and tiled splashbacks. A separate utility area provides additional convenience.

Upstairs, the home offers four well-sized bedrooms, including a particularly spacious principal room featuring a striking fireplace and excellent floor space for furnishings and en-suite shower room. Several bedrooms benefit from built-in storage, while the upper floors enjoy good natural light from traditional windows and rooflights, enhancing the sense of space.

Accommodation is further complemented by multiple bathroom facilities, including a family bathroom with bath and an additional shower room, making the layout well-suited to larger households or guests.

Externally, the property enjoys a shared courtyard area to the rear, providing an attractive, low-maintenance outdoor space. Beyond this, there is also a generously sized enclosed garden area, offering further potential for outdoor use, gardening, or leisure.







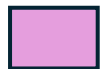
## LOCATION

87 Victoria Street enjoys a highly convenient setting within the heart of Kirkwall, Orkney's principal town. The property is ideally positioned within easy walking distance of a wide range of local amenities, including supermarkets, independent shops, cafés, restaurants, and leisure facilities.

Kirkwall's historic town centre is close at hand, offering a vibrant mix of services alongside notable landmarks such as St Magnus Cathedral, the harbour front, and a variety of cultural attractions. The location is well served by public transport links, providing connections throughout the mainland and onward travel via the nearby ferry terminals and Kirkwall Airport.



What3words : [///exhaling-libraries-adding](https://www.what3words.com/exhaling-libraries-adding)



Exclusive Ownership



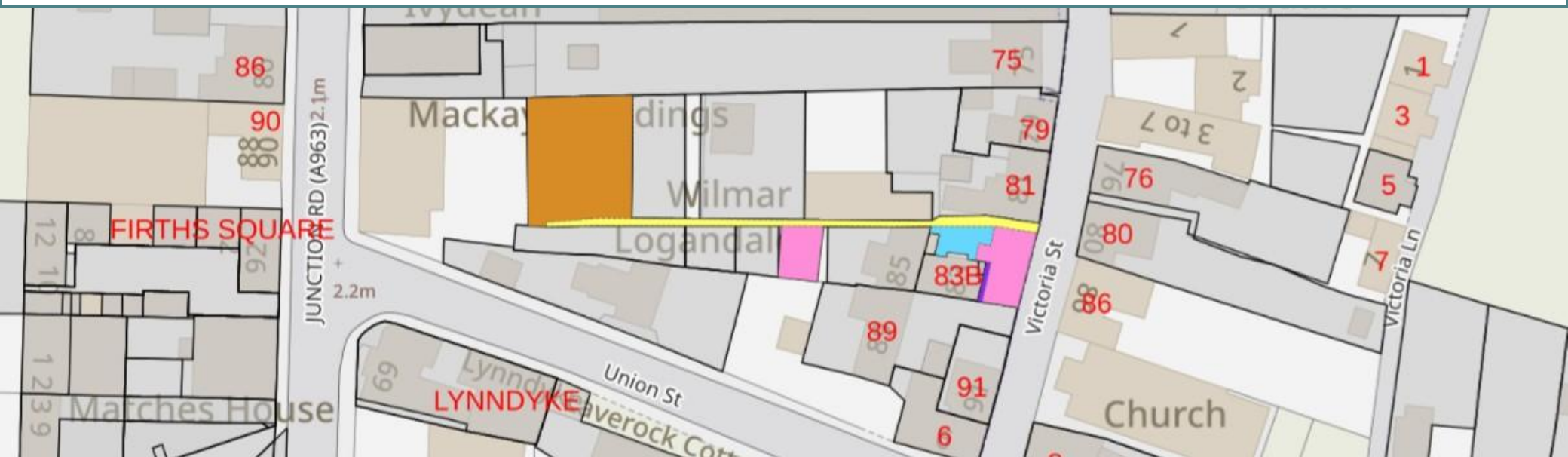
Access Area



Shared Ownership



Mutual Access





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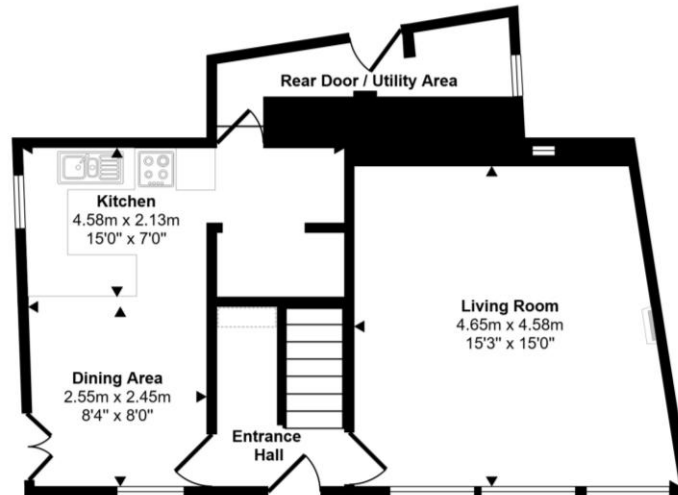
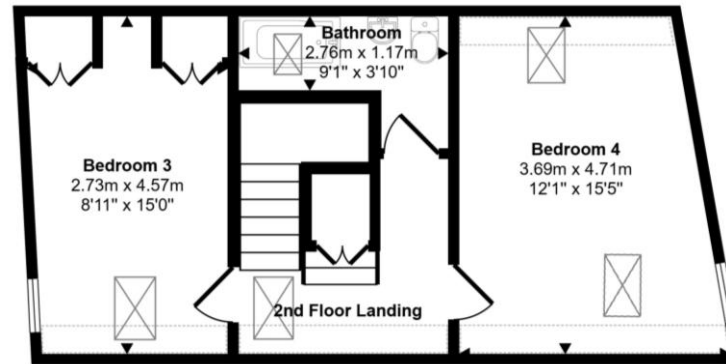
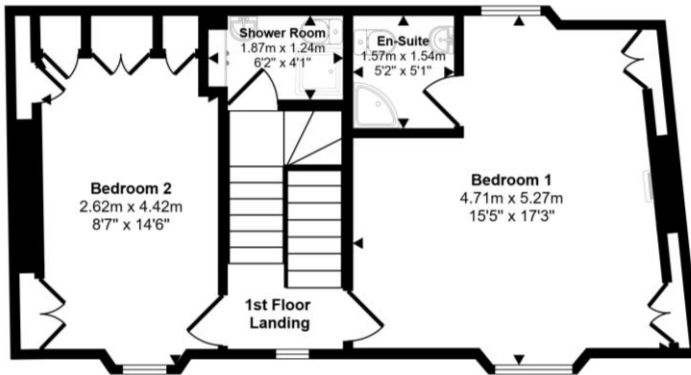


Viewing

For an appointment to view please contact Lows on 01856 873151 or [enquiries@lowsorkney.co.uk](mailto: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 – 80 Mbps Mobile Network – Vodafone, EE, O2	Band D	Band D	Flexible