



2 Olaf Place



Junction Road, Kirkwall, KW15 1AP

 2 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

This attractive and well-maintained home offers a wonderful blend of traditional character and spacious accommodation, creating a warm and inviting living environment. High ceilings, large recessed windows, and attractive timber detailing throughout enhance the property's charm, while bright, generously proportioned rooms provide excellent comfort and flexibility.

KEY FEATURES

- Two spacious double bedrooms, one having a built-in cupboard
- Bright and inviting living room with multi-fuel stove
- Large kitchen with ample worktop space, kitchen island and space for table and chairs
- WC on ground floor and wet room style shower room on first floor
- Dimplex Quantum storage heaters
- Double glazed wooden framed windows
- Detached garage with electric up and over door and utility area for washing machine and tumble dryer
- School catchment area for Glaitness Primary School and Kirkwall Grammar School

EXTRAS

All floor and window coverings, white goods and cooker are included in the sale price. Some additional furniture may be available by separate negotiation.

Offers Over £165,000

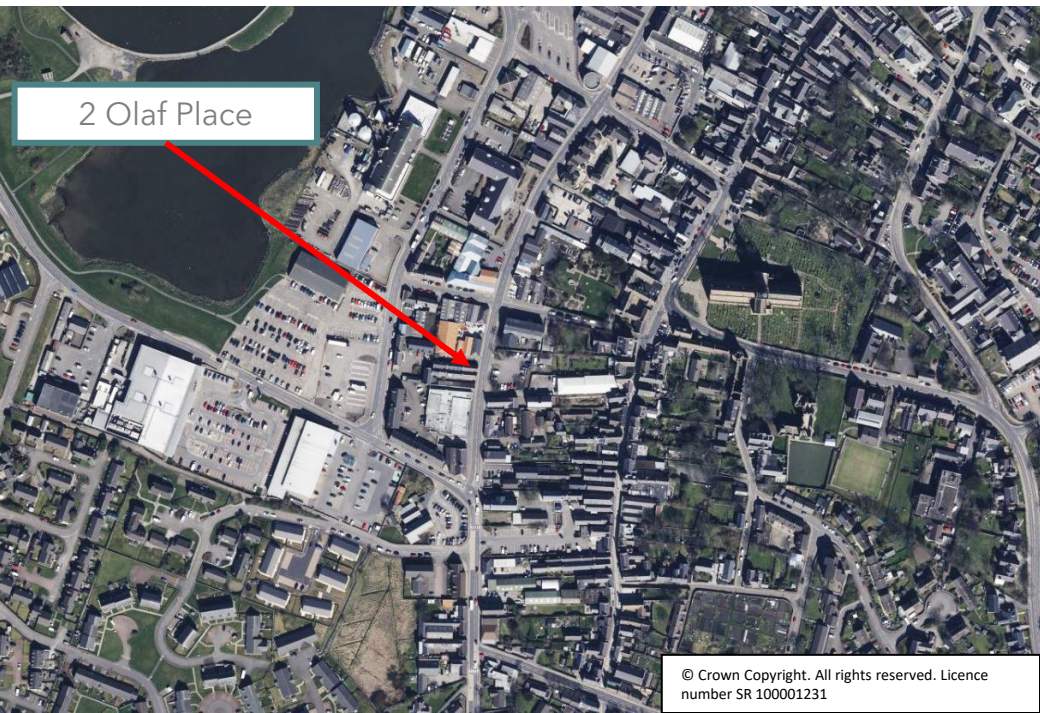
The welcoming entrance hall features a striking timber staircase and gives access to a convenient ground floor WC. At the heart of the home is a spacious dining kitchen, fitted with an extensive range of wall and floor units, generous worktop space, and a central island providing additional storage and preparation space. The room also benefits from ample dining space and a charming working fireplace.

The comfortable lounge is a particularly inviting room, centred around a characterful fireplace with multi-fuel stove, creating the perfect space for relaxing or entertaining. Large windows and neutral décor contribute to the bright and airy feel throughout.

On the first floor, the property offers two well-proportioned double bedrooms, including a spacious principal bedroom featuring a traditional fireplace and room for a seating or home-working area. A wet room style shower room with walk-in shower, WC, wash hand basin, skylight, and heated towel rail serves the upper floor.

Externally, the property enjoys a variety of raised flower beds planted with established flowers and shrubs, providing an attractive and low-maintenance outdoor space. A detached garage offers secure off-street parking for one vehicle and additional storage, together with power, water, and plumbing for a washing machine and tumble dryer.





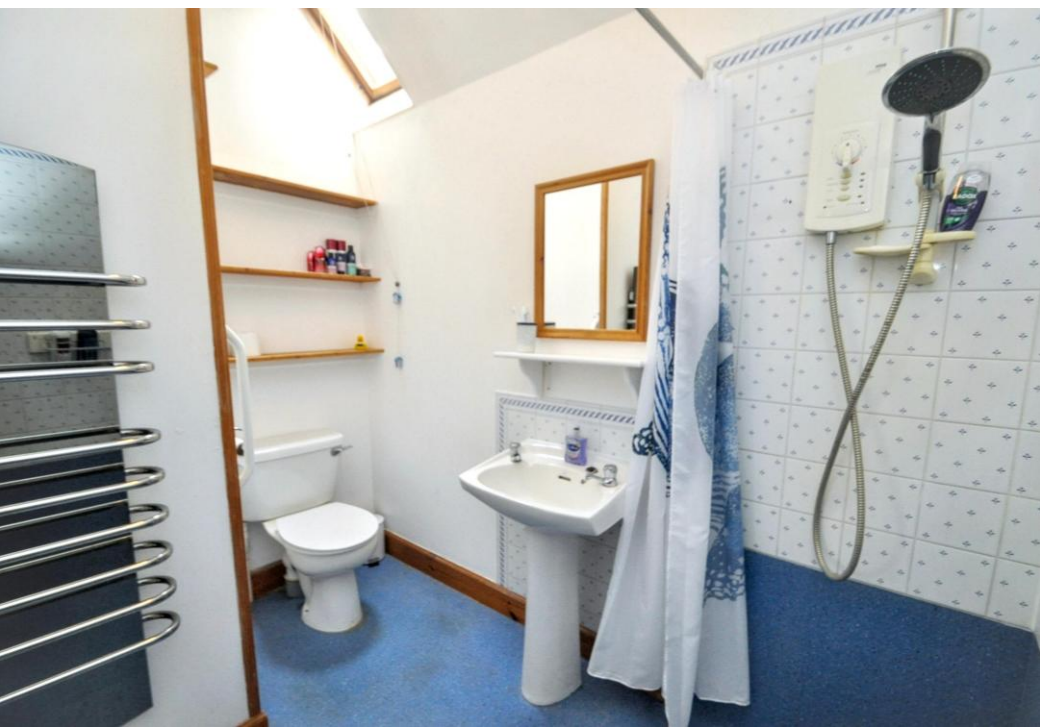
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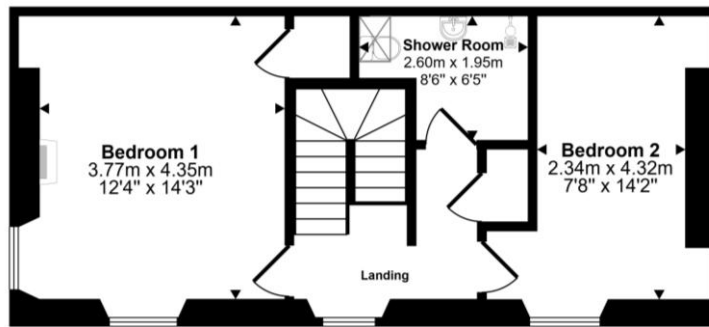
LOCATION

Situated in a convenient central location within Kirkwall, the property is within easy walking distance of the town centre and its wide range of amenities, including shops, supermarkets, cafes, restaurants, schools, and transport links. Kirkwall is Orkney's vibrant capital, renowned for its historic character, attractive harbour, and community atmosphere, making it an ideal location for both permanent residence and holiday accommodation.

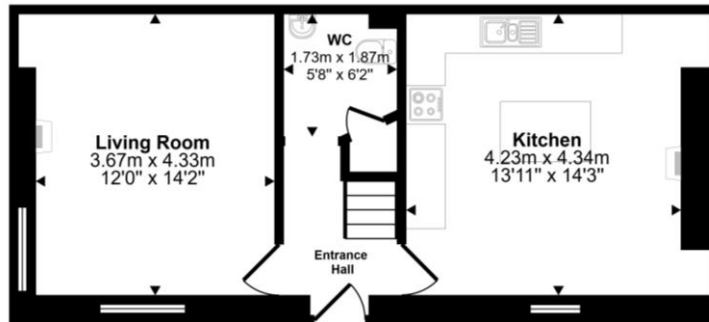


What3words : ///rounds.landscape.slyly





First Floor
Approx 49 sq m / 526 sq ft



Ground Floor
Approx 49 sq m / 530 sq ft

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 C	Band D	Flexible



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Viewing

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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.