

10 Queen Street, Kirkwall



FIXED PRICE £160,000

Home Report available by email on request

J.E.P. Robertson & Son

Well presented 3 bedroom semi-detached house in central location close to Kirkwall town centre, with large walled garden lying close by.

The accommodation is in good decorative order throughout and comprises entrance hallway, sittingroom with multi-fuel stove, modern fully fitted kitchen with dining area, bathroom, 3 bedrooms and separate WC.

The sheltered walled garden is laid to lawn with mature trees and shrubs.

Lies within easy walking distance of all local amenities.

Double glazed sash and case windows throughout. EPC Band E (42).

Listed "C" by Historic Environment Scotland and lies within Kirkwall Conservation Area.

£10,000 BELOW HOME REPORT VALUATION





GROUND FLOOR

Entrance hallway:

Under stair storage; 2SPP; laminate flooring.

WC: 3'11" x 5'6"

White wc and whb; tiled splashback; vinyl flooring.

Kitchen: 15'5" x 13'3"

Sash and case windows; fitted wall and base kitchen units; 1 ½ stainless steel sink with single drainer; electric cooker with 4 ring hob; island with storage and seating; 3DPP; 3SPP; storage heater; vinyl flooring.

Sittingroom: 15'6" x 13'1"

Sash and case window; sash and case window; multi-fuel stove with wooden mantel and tiled hearth; shelved alcove; 4DPP; 1SPP; TV aerial; telephone point; storage heater; laminate flooring.

Stairs to second floor with half landing; wooden banister and handrail; fitted carpet.



FIRST FLOOR

Bedroom 1: 15'7" x 13'3"

Sash and case; skylight window; shelved alcove; 3DPP; 1SPP; 2 panel heaters; fitted carpet.

Bedroom 2: 10'0" x 8'3"

Sash and case window; 3SPP; panel heater; fitted carpet.

Bedroom 3: 9'9" x 6'11"

Sash and case window; 2SPP; TV aerial; panel heater; fitted carpet.

Bathroom: 8'10" x 3'11"

Skylight window; white wc and whb in fitted vanity unit; corner bath with power shower above; large storage cupboard; heated towel rail; vinyl flooring.





OUTSIDE

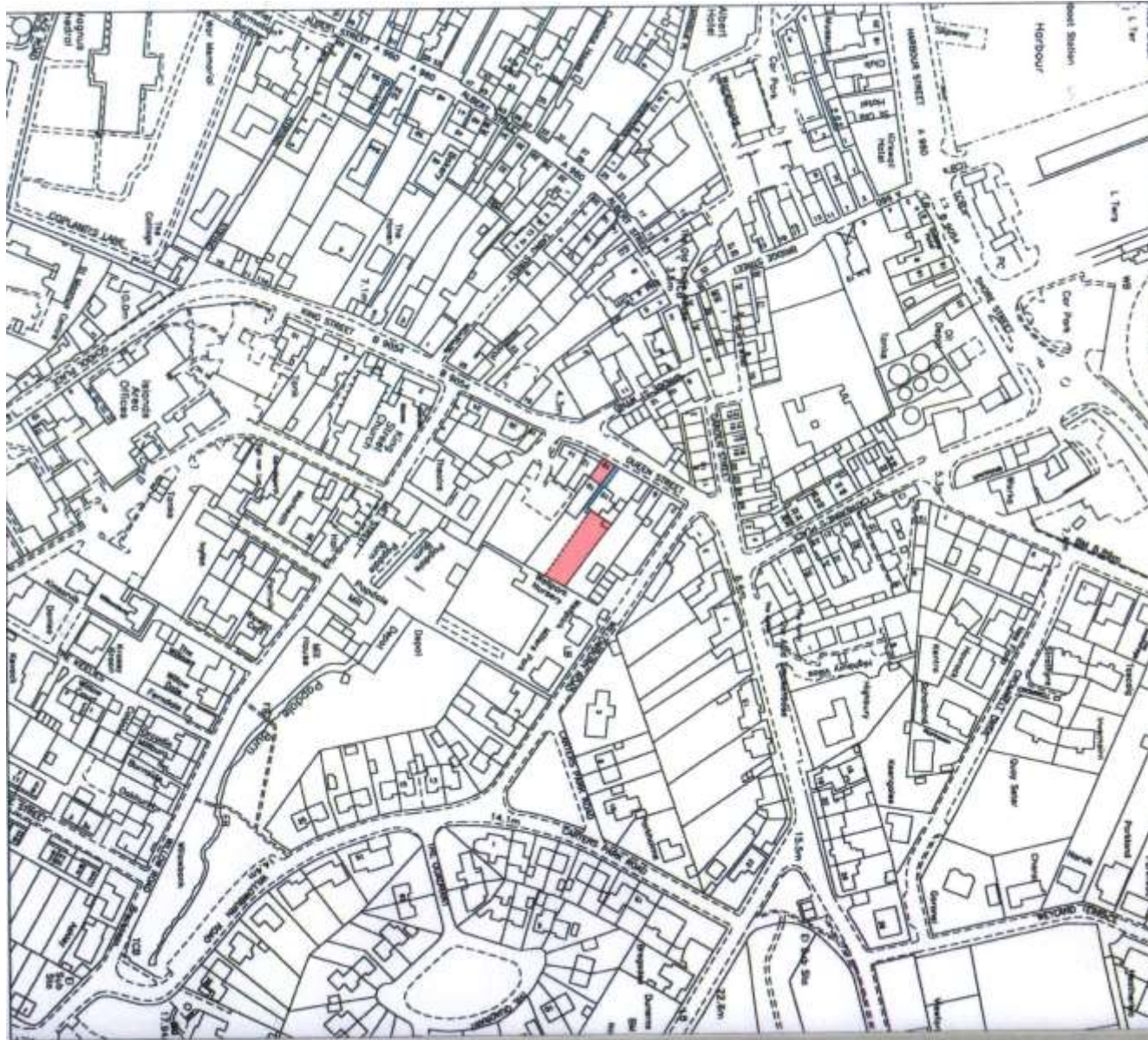
Secluded and sheltered walled garden lying close to the property; laid to lawn; mature trees and shrubs; access over the lane coloured blue on the plan annexed.

The house and garden are shown coloured pink on the plan annexed, with a right of access over the area of ground coloured blue.

- Price:** Fixed price £160,000 - £10,000 below Home Report valuation
- Contents:** All floor coverings, light fittings, curtains, blinds and white goods (excluding the tumble dryer) are included in the sale price.
Some furniture may be available to purchase by separate negotiation.
- Viewing:** For appointment to view please contact the selling agents
- Entry:** By arrangement
- Services:** Mains electricity, water, telephone, drainage
- Energy Performance Rating:** The property has an energy efficient rating of Band E (42)
- Council Tax:** The subjects are Band C. The Council Tax Band may be re-assessed by the Orkney and Shetland Valuation Joint Board when the property is sold. This may result in the band being altered
- Offers:** Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a Scottish solicitor will be advised of any closing date

While the above particulars are believed to be correct, they are not warranted and may not be used in any missive or conveyance of the subjects.

J.E.P. Robertson & Son



J.E.P. Robertson & Son