



PROPERTY

6 Grimsetter Drive,
Kirkwall, Orkney, KW15 1XT



Well-presented 3 bedroom semi-detached property situated on the outskirts of Kirkwall. Enjoying views over Kirkwall town, out to the bay with the North Isles in the distance and neighboring farmland.

6 Grimsetter benefits from oil heating and UPVC double glazed windows and doors.

This property is in walk in condition with tasteful neutral décor throughout.

Outside is paved around the house with parking to the front. The surrounding garden is mainly laid to lawn with mature bushes and a clothes line to the rear.

Accommodation comprises of front porch, hall, sitting room, kitchen, bedrooms master, 2 and 3. WC, bathroom and 2 storage cupboards.

This property would make an ideal family home.

Offers over £180,000

Accommodation

Front Porch:

Exterior door, carpet, cupboard housing meter with shelves and hooks, door to hall.

Hall:

Carpet, radiator, access to attic, phone point doors to sitting room, WC, bathroom, 2 x storage cupboards bedrooms master, 1 and 2.

Sitting Room:

Carpet, window, radiator, phone tv and sky point, door to kitchen.

Kitchen:

Linoleum flooring, window, radiator, exterior door, kitchen units with worktops above, stainless steel sink and drainer, Whirlpool washing machine, Beko double oven, hob, Beko dishwasher and fridge/freezer, extractor fan and space for table and chairs.

Bedroom 2:

Carpet, window, radiator, double built in storage cupboard with rail and shelf.

WC:

Tiled flooring, WC and WHB.

Bedroom 3:

Carpet, window, double built in wardrobe with and shelf.

Master Bedroom:

Carpet, window, radiator, phone point, double built in wardrobe with rail and shelf.

Bathroom:

Tiled flooring, window, radiator, bath with shower above, WC, and WHB.



Sitting Room



Kitchen

Photographs



Sitting Room



Kitchen



Kitchen



Master Bedroom



Bedroom 2



Bedroom 3



Bathroom



WC



Hall

Photographs



Front



Garden



Garden



Garden

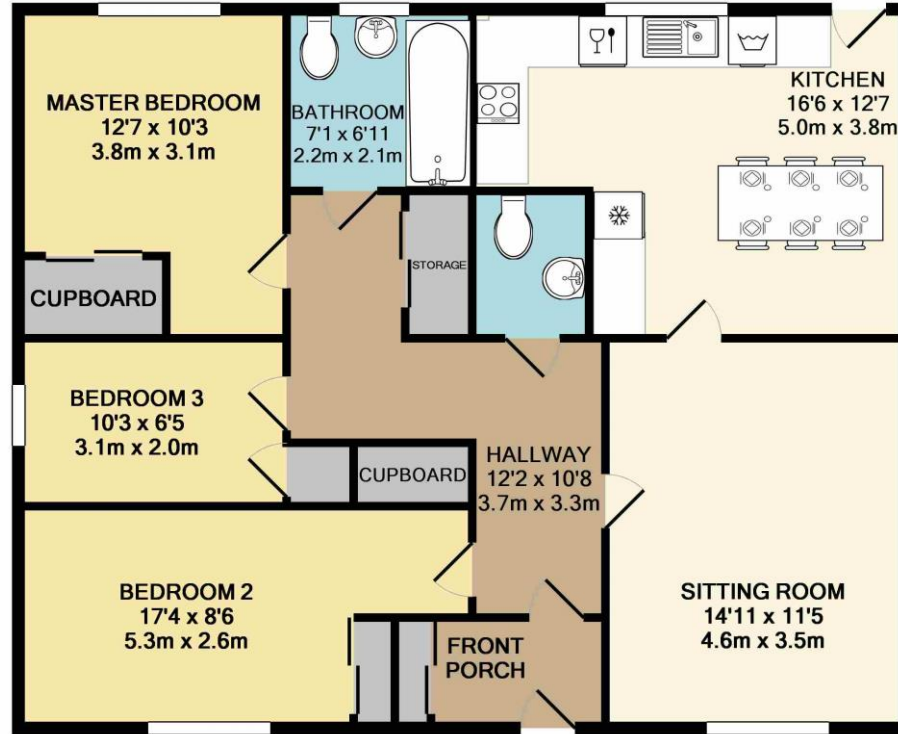


View



View

Floor plans



TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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COUNCIL TAX

The subjects are in Band C. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band EPC C(72).

SERVICES

Mains services, telephone.

FIXTURES AND FITTINGS

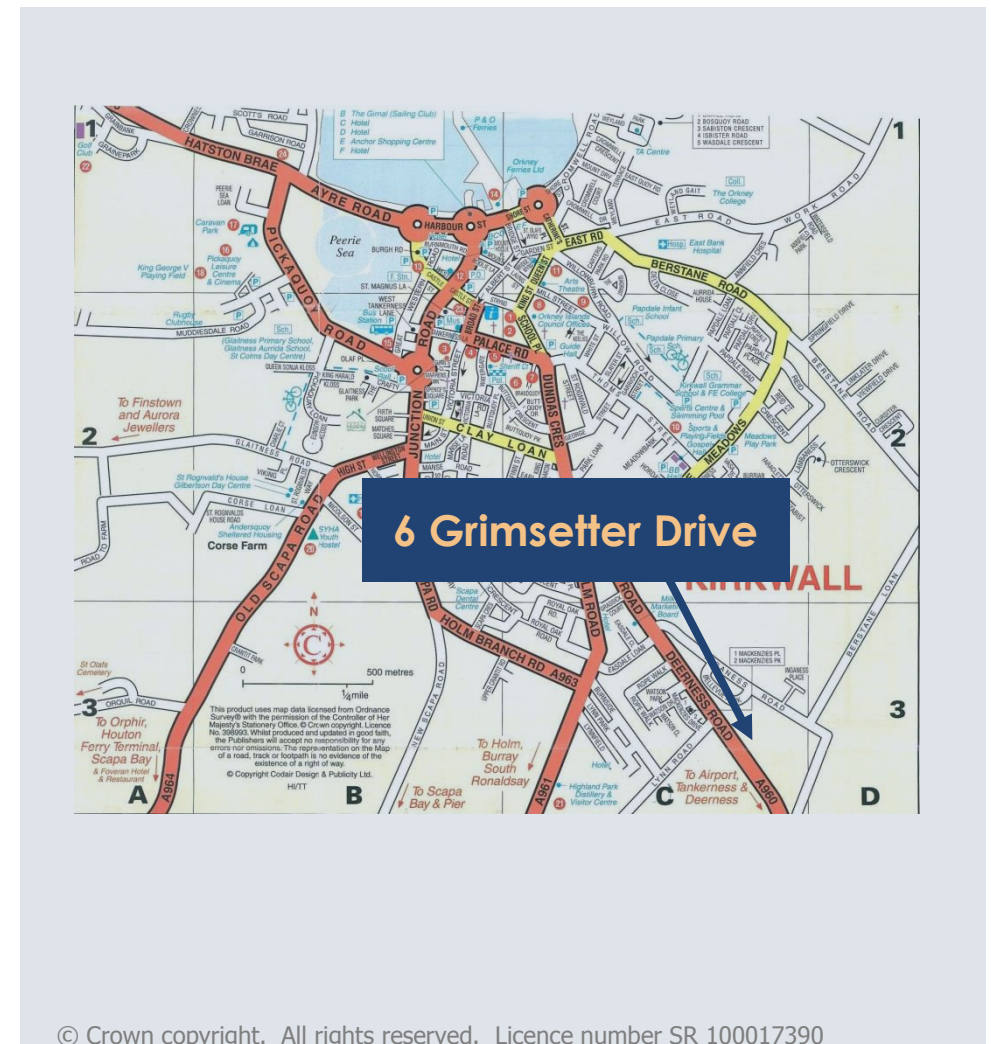
Carpets, floor coverings are included in the sale price. White goods may available by separate negotiation.

VIEWING

For an appointment to view telephone d and h on (01856) 872216.

PRICE

Offers over £180,000 are invited.



NOTES - These particulars have been prepared following an inspection of the property on the 28 February 2019 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date

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