



23, Rope Walk, Kirkwall, Orkney, KW15 1XJ

**TO LET - £595 Per Calendar Month**





## 23, Rope Walk

Kirkwall, Orkney, KW15 1XJ

- Double Glazing
- Built in Wardrobes
- Private Driveway
- Walking distance to Kirkwall Town Centre
- Electric Storage Heating
- Part Furnished
- Front and Rear Gardens
- Landlord Registration: 147213/330/11120

23 Rope Walk is a 2 bedroom semi-detached, single storey bungalow, situated in a popular residential area within walking distance of Kirkwall town centre.

Kirkwall offers a range of local services & amenities which include several supermarkets, Papdale Primary School, Kirkwall Grammar School, hospital, bars & restaurants.

Kirkwall is well connected via regular flights from Kirkwall Airport to a range of destinations including Edinburgh, Glasgow, Inverness & Aberdeen. There are also regular ferry services from Kirkwall serving the isles, Aberdeen & Shetland.



### Sitting Room

Bright, front facing room with UPVC double glazed window, electric storage heater and wood effect flooring

### Kitchen

Built in wall and floor mounted units, stainless steel sink, washing machine, electric cooker & fridge freezer. Vinyl flooring

### Bedroom 1

Rear facing room with built in wardrobes, double bed, bedside cabinets, panel heater and wood effect flooring.

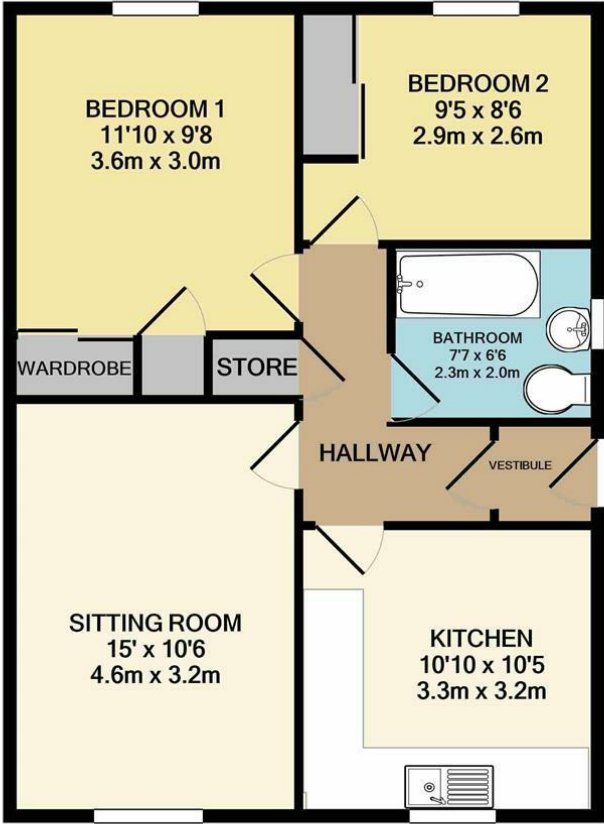
### Bedroom 2

Rear facing room with built in wardrobes, panel heater and wood effect flooring.

### Bathroom

Bath with electric shower over, wash hand basin & W.C. Wood effect flooring

Floor Plan



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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## Tenancy Agreement

The property is available to rent by way of a Private Residential Tenancy Agreement. Interested parties will be required to complete an application form and referencing. No pets or smoking without the landlords prior written consent

## Rent

£595 Per calendar month payable monthly in advance

## Deposit

A deposit of £595 is required

## Furnishings

Part furnished to include washing machine, fridge / freezer, electric cooker, kitchen table & chairs, double bed and bedside cabinets

## Utilities

The tenant is responsible for paying all utility costs & council tax

## Viewing

All viewings to be arranged by appointment only through d and h as the sole letting agent:

**Branch:** d and h Property  
56a Albert Street, Kirkwall, Orkney, KW15 1HQ

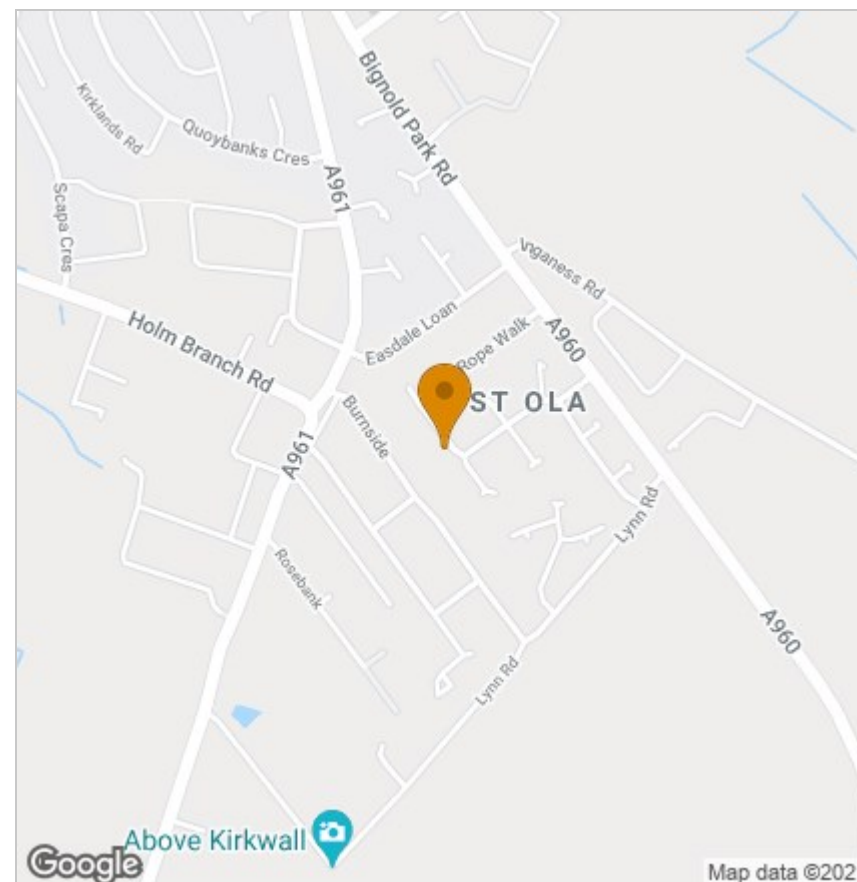
**Telephone:** 01856 872 216

**Email:** enquiries@dandhproperty.co.uk



[www.dandhlaw.co.uk/property](http://www.dandhlaw.co.uk/property)

Letting Agent Registration - LARN2006004



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		71
(81-91) B		
(69-80) C		43
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC

NOTES - These particulars have been prepared following inspection of the property and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. 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. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.

5th November 2021