

FOR SALE

18 St Catherine's Place

Kirkwall

Orkney

KW15 1HX



Offers Over

£75,000

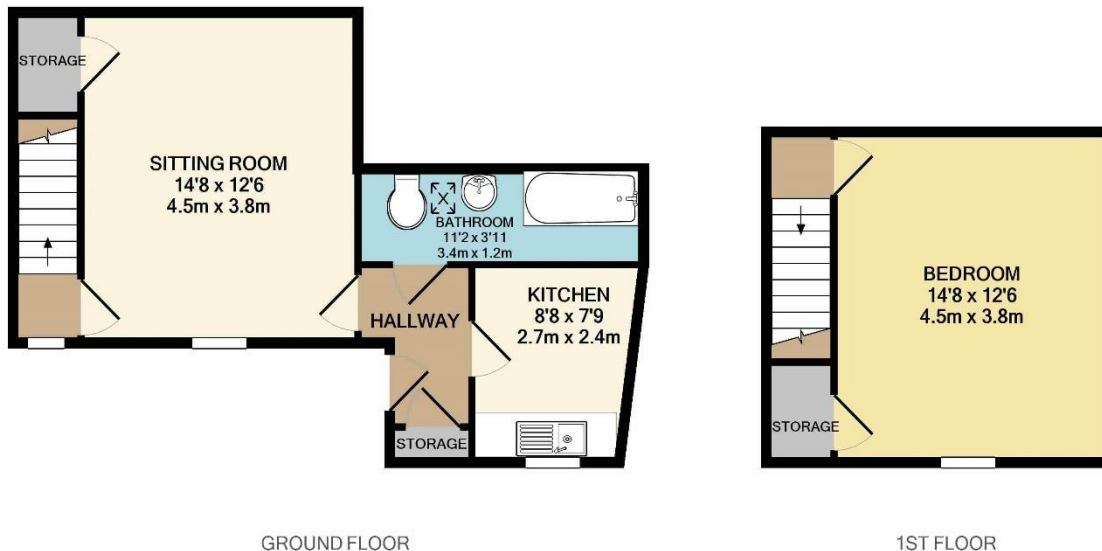
About The Property

LOCATION

The property is situated in a popular area of Kirkwall within close proximity to both primary and secondary schools, local amenities and within walking distance of Kirkwall town centre.

ACCOMMODATION

Accommodation comprises of hallway, kitchen, bathroom & sitting room to ground floor with bedroom to first floor.



DESCRIPTION

18 St Catherine's Place, Kirkwall is a 1 bedroom end-terrace property with:-

- Double glazed timber windows & Velux window to bathroom
- Electric storage & panel heaters
- Dimplex fan heater to bathroom
- Kitchen with built in units & stainless steel sink with drainer
- Bathroom – bath with shower over, wash hand basin & W.C.
- Built in stores to sitting room & bedroom
- Garden area to front of property with timber shed
- Communal drying green to front of property

The property is in need of modernisation but would be ideal for first time buyers or the buy to let market. The property is "B" listed and within the Kirkwall Conservation Area.

The property is not suitable for mortgage purposes as per the Home Report.

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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Photographs

Sitting Room



Kitchen



Bedroom



Bathroom



Garden



Front of Property

COUNCIL TAX

The subjects are in Band A. 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 F (31).

SERVICES

Mains services.

FIXTURES AND FITTINGS

Floor coverings are included in the sale price.

PRICE

Offers over £75,000 are invited.

VIEWING

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

Telephone: 01856 872 216

Fax: 01856 872 483

Email: enquiries@dandhproperty.co.uk



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NOTES - These particulars have been prepared following inspection of the property on the 29 October 2020 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.



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