



2 Stewarts Buildings, Junction Road, Kirkwall, Orkney, KW15 1AG

TO LET - £500 Per calendar month



2 Stewarts Buildings, Junction Road

Kirkwall, Orkney, KW15 1AG

- Well presented ground floor flat
- Open plan sitting room / kitchen
- Part furnished
- Close to Kirkwall town centre
- 2 bedrooms & shower room
- Electric heating
- Shared courtyard / parking
- Landlord Registration - 1338182/330/09122

2 Stewarts Buildings is a well presented ground floor 2 bedroom flat and is available for long term rent by way of a Private Residential Tenancy Agreement.

The property is situated on Junction Road close to 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.



Vestibule

UPVC double glazed external door & window, vinyl flooring & electric meter cupboard

Sitting Room

Large sitting room open plan to kitchen with carpet, large UPVC double glazed window, electric storage heater & focal point fire

Kitchen

Well appointed kitchen open plan to sitting room with built in modern wall & floor units, stainless steel sink, vinyl flooring, washing machine, fridge, freezer & electric oven with hob

Hallway

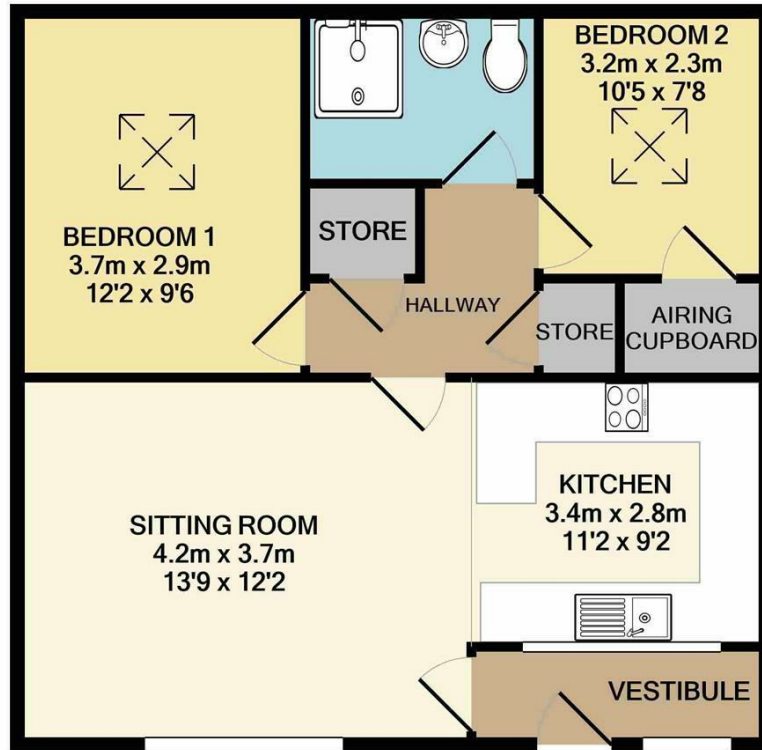
Vinyl flooring, electric storage heater and 2 storage cupboards with shelving

Bedroom 1

Well proportioned double bedroom with carpet, skylight and 2 chest of drawers



Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021

Bedroom 2

Double bedroom with carpet, skylight, chest of drawers and airing cupboard storage

Outside:

To the side of the property there is a shared courtyard with parking and private lockable bin store for the property



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

£500 Per calendar month, payable monthly in advance

Deposit

A deposit of £500 is required

Furnishings

Part furnished to include washing machine, fridge, freezer and electric oven with hob

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

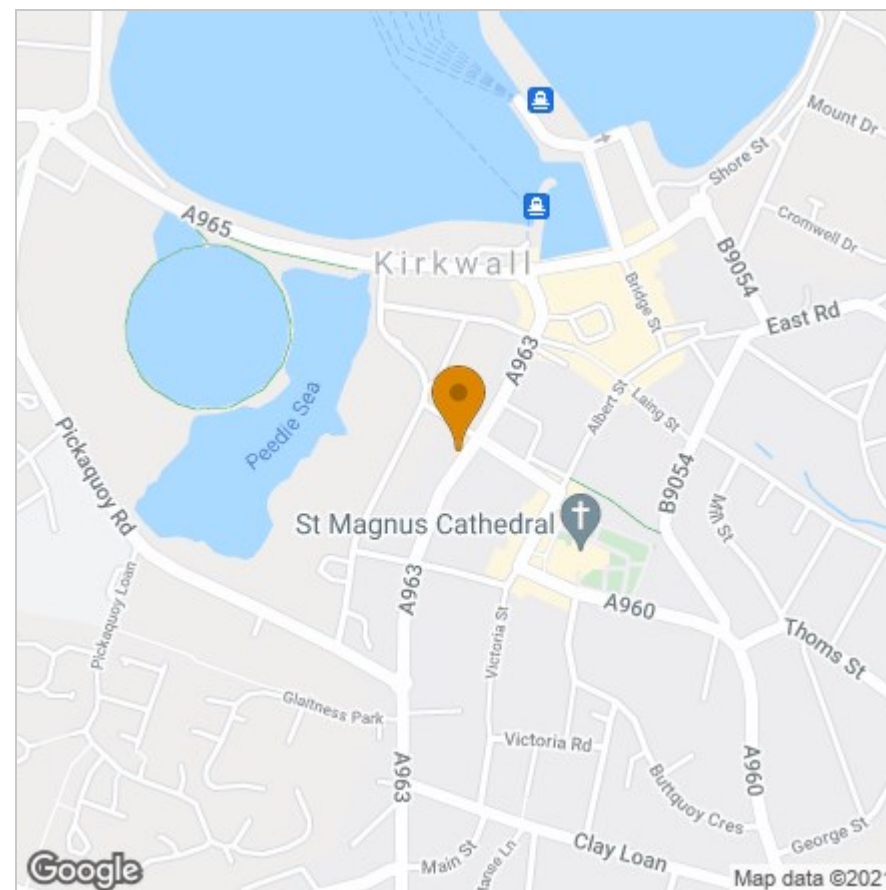
Telephone: 01856 872 216

Email: enquiries@dandhproperty.co.uk



www.dandhlaw.co.uk/property

Letting Agent Registration - LARN2006004



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	73
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	50	57
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.

20th May 2021