



1 Auld Kirk Apartments, Finstown, Orkney, KW17 2EG

TO LET - £750 Per calendar month



1 Auld Kirk Apartments

Finstown, Orkney, KW17 2EG

- Spacious 3 bed property over 3 floors
- Electric underfloor, storage & panel heating
- Well appointed kitchen & bathroom
- Council Tax - Band C
- Exceptionally presented throughout
- Double glazed windows
- Private parking space
- Landlord Registration - 1437060/330/23062

The property is located in the heart of Finstown close to the general store, post office & Firth primary school. The capital of Orkney, Kirkwall, is located approximately 7 miles to the east with Stromness approximately 8 miles to the west, both offering a range of local services & facilities. Finstown is well connected with regular bus services operated by Stagecoach.

1 Auld Kirk Apartments is a stunning and spacious converted property forming part of the former church. The property is exceptionally presented and finished to a high standard throughout. Accommodation is over 3 floors including 3 bedrooms, bathroom, kitchen / diner & sitting room.

There is a private allocated parking space to the front of the property.



Ground Floor

Entrance Hallway 3.9m x 2.7m (12'9" x 8'10")

Accessed from the former church main door with understairs storage, tiled floor, electric under floor heating & inset ceiling lighting

Bedroom 1 4.9m x 3.2m (16'0" x 10'5")

Large double bedroom with airing cupboard, built in wardrobes, 2 double glazed timber windows, carpet, electric underfloor heating & inset ceiling lighting

Bedroom 2 3.5m x 2.9m (11'5" x 9'6")

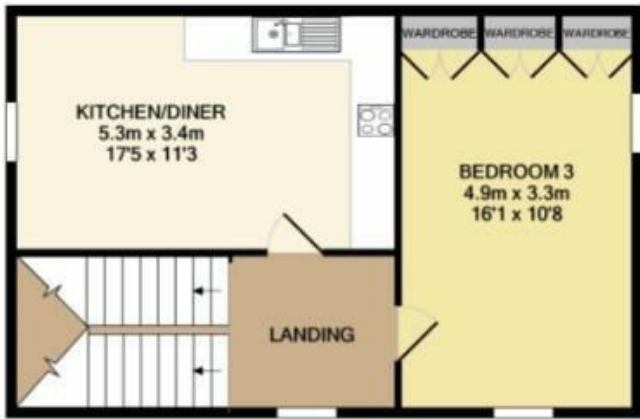
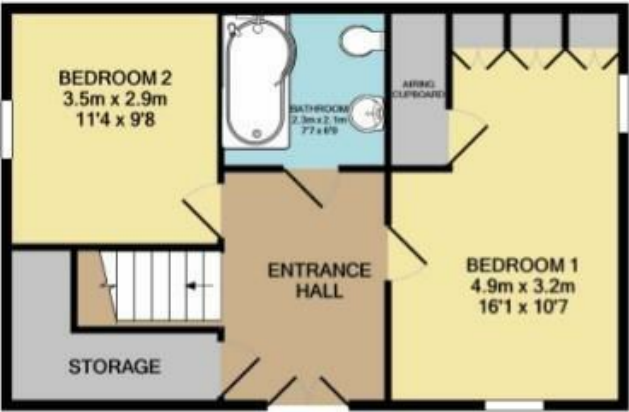
Well proportioned double bedroom with double glazed timber window, carpet, electric under floor heating & inset ceiling lighting

Bathroom 2.3m x 2.1m (7'6" x 6'10")

Well appointed bathroom with bath & shower over, wash hand basin, W.C, heated towel rail, tiled floor, electric underfloor heating & inset ceiling lighting



Floor Plan



First Floor

Landing 2.8m x 1.9m (9'2" x 6'2")
Double glazed timber window, inset ceiling lighting & wood laminate flooring

Kitchen / Diner 5.3m x 3.4m (17'4" x 11'1")
Large well appointed kitchen / diner with built in wall & floor units, stainless steel sink with drainer, electric oven & hob, washing machine, dishwasher, fridge, freezer, double glazed timber window, electric storage heater, wood laminate flooring & inset ceiling lighting

Bedroom 3 4.9m x 3.3m (16'0" x 10'9")
Large double bedroom with built in wardrobes, 2 double glazed timber windows, electric panel heater, carpet & inset ceiling lighting

Second Floor

Sitting Room 5.7m x 5.5m (18'8" x 18'0")
Stunning large sitting room with vaulted ceiling & exposed beams, glass balcony overlooking the kitchen/diner, double glazed timber window, 5 double glazed Velux windows, wood laminate flooring & inset ceiling lighting



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

£750 Per calendar month, payable monthly in advance

Deposit

A deposit of £750 is required

Furnishings

The property is unfurnished and includes oven/hob, washing machine, dishwasher, fridge & freezer

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

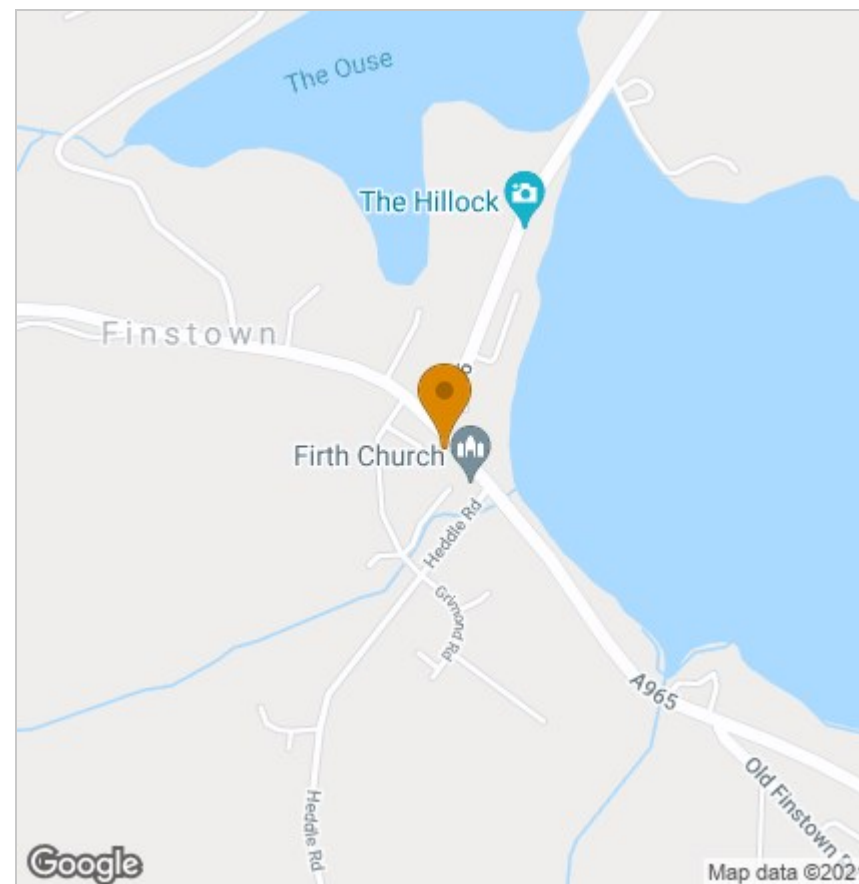
Telephone: 01856 872 216

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		
Scotland	EU Directive 2002/91/EC	80

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		
Scotland	EU Directive 2002/91/EC	61

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.

25th June 2021