24 Garden Street, Kirkwall, Orkney, KW15 1JA

FOR SALE - Offers over £85,000

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24 Garden Street

Kirkwall, Orkney, KW15 1JA

- Traditional stone property within Kirkwall conservation area
- Popular area, close to Kirkwall town centre
- Sitting room, kitchen & bathroom
- Mid-terraced property
- 2 bedrooms & box room
- In need of modernisation but full of potential

The property is situated within the Kirkwall conservation area close to the heart of Kirkwall. 24 Garden Street is within close proximity to a range of local amenities which include primary & secondary schools, supermarkets, hospital, leisure centre & restaurants / cafes.

24 Garden Street is a 2 bedroom mid-terraced period stone property with sitting room, kitchen, bathroom & additional box room.

The property is in need of modernisation and would be ideal for the buy to let market or first time buyers.

Ground Floor:

Entrance Area

Shared entrance area with timber external door & wood effect vinyl flooring

First Floor:

Sitting Room

Well proportioned sitting room with open fireplace & timber mantle, UPVC double glazed window, carpet & storage shelving

Kitchen / Diner

The kitchen/diner has built in floor units, stainless steel sink & drainer, tile effect vinyl flooring, electric oven & hob, fridge / freezer , washing machine & airing cupboard

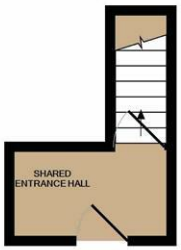
Bathroom

The bathroom is fitted with bath, wash hand basin & W.C, wall mounted electric fan heater, single glazed timber framed window & tile effect vinyl flooring

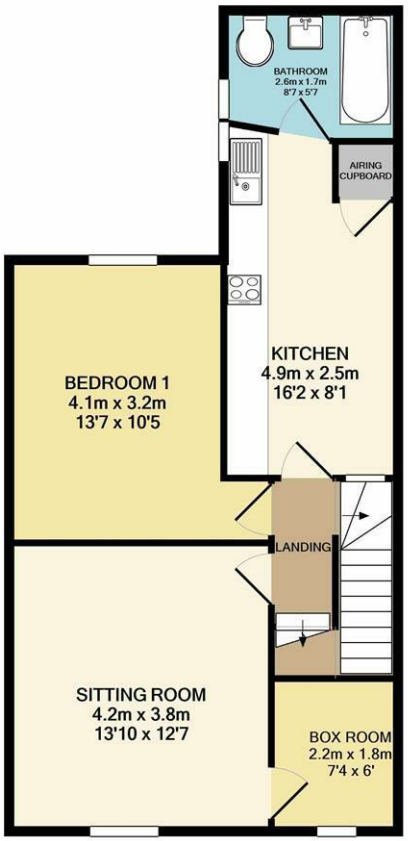
Bedroom 1

Good sized double bedroom situated to the rear of the property with open fireplace & timber mantle, UPVC double glazed window, carpet & small storage cupboard.

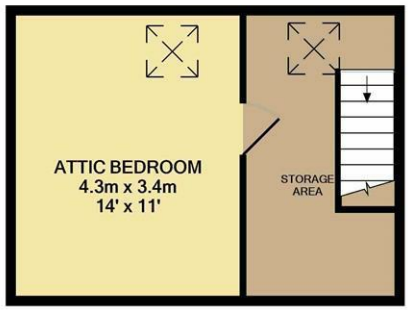
Floor Plan



GROUND FLOOR



1ST FLOOR



ATTIC FLOOR

Box Room

The box room room is accessible from the sitting room with timber floor boards & UPVC double glazed window

Attic Floor:

Attic Bedroom

Well proportioned attic bedroom with double glazed timber velux window & exposed floor boards

Attic Storage Area

The attic floor boasts a good sized storage area with exposed wooden floor boards & double glazed timber velux window

Council Tax Band

The subjects are in Band A. The Council Tax Band may be re-assessed when the property is sold. This may result in the Band being altered

Services

Mains electricity, water & drainage

Fixtures and Fittings

Floor coverings (where present) are included in the sale

Price

Offers over £85,000 are invited

Viewing

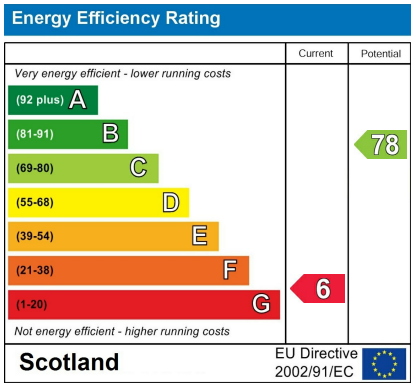
All viewings to be arranged by appointment only through d and h as the sole selling agent:

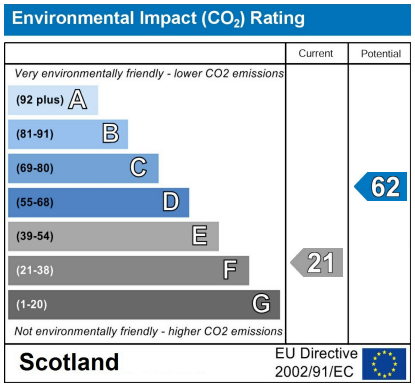
Branch: d and h Property
56a Albert Street, Kirkwall, Orkney, KW15 1HQ

Telephone: 01856 872 216
Fax: 01856 872 483

Email: enquiries@dandhproperty.co.uk

www.dandhlaw.co.uk/property





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.

23rd July 2021