



Heather Cottage, Berstane Road, Kirkwall, KW15 1SZ
FOR RENT - £600 PCM



Heather Cottage, Berstane Road

Kirkwall, Orkney, KW15 1SZ

- 1 Bedroom, Box Room & Shower Room
- Detached single storey cottage
- Part furnished & well presented throughout
- Landlord Registration -1491461/330/20102
- Kitchen, Lounge / Diner & Sun Porch
- Stunning mature enclosed rear garden
- 2 private driveways & good sized garage

Heather Cottage is located in a popular residential area in Kirkwall, with the regular town bus service going right past the house. Kirkwall is the capital of Orkney and is a vibrant ancient Norse town offering a range of local shops, services and facilities. The property is situated about 1 mile from Kirkwall harbour and town centre.

The detached cottage is full of character and is well presented throughout. Heather Cottage is comprised of a kitchen, lounge / diner, a double bedroom, box room, shower room & sun porch. There is plenty of storage space in the hall, box room and sun porch. Outside there is a good sized garage, two private driveways & a stunning mature rear garden - ideal for an enthusiastic gardener.



Entrance / Sun Porch

Two large UPVC double glazed windows, storage seating, arched alcove & cabinet, carpeted flooring & UPVC frosted external door.

Hallway

Leading from the Sun Porch - carpet flooring, access to shelved storage cupboard & airing cupboard.

Lounge / Diner

A large double glazed window, carpeted flooring, feature fireplace, air source heating, partly furnished with a drop side table, dining chairs, large dresser & nesting coffee table.

Kitchen

A UPVC double glazed window looking to the rear of the property & a UPVC windowed external door, both floor & wall units, washing machine, fridge, ceramic hob top & oven.





Shower Room

A frosted UPVC double glazed window, tile effect vinyl flooring, heated towel rail, panel heater, large walk in shower cubicle with electric shower, ceramic wash hand basin & W.C.

Bedroom

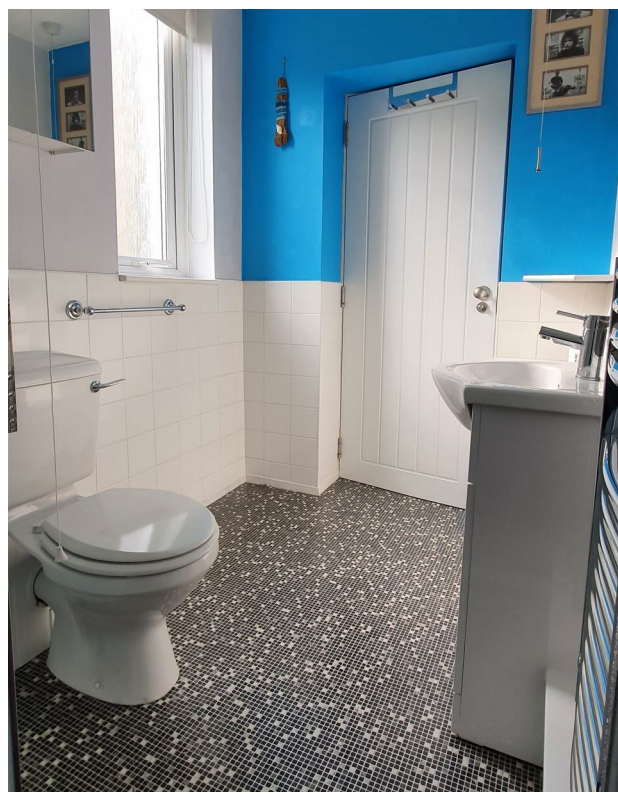
A large UPVC double glazed window looking to the rear, carpeted flooring, built in wardrobe, panel heater, furnished with a mirror, chest of drawer, bedframe & mattress.

Box Room

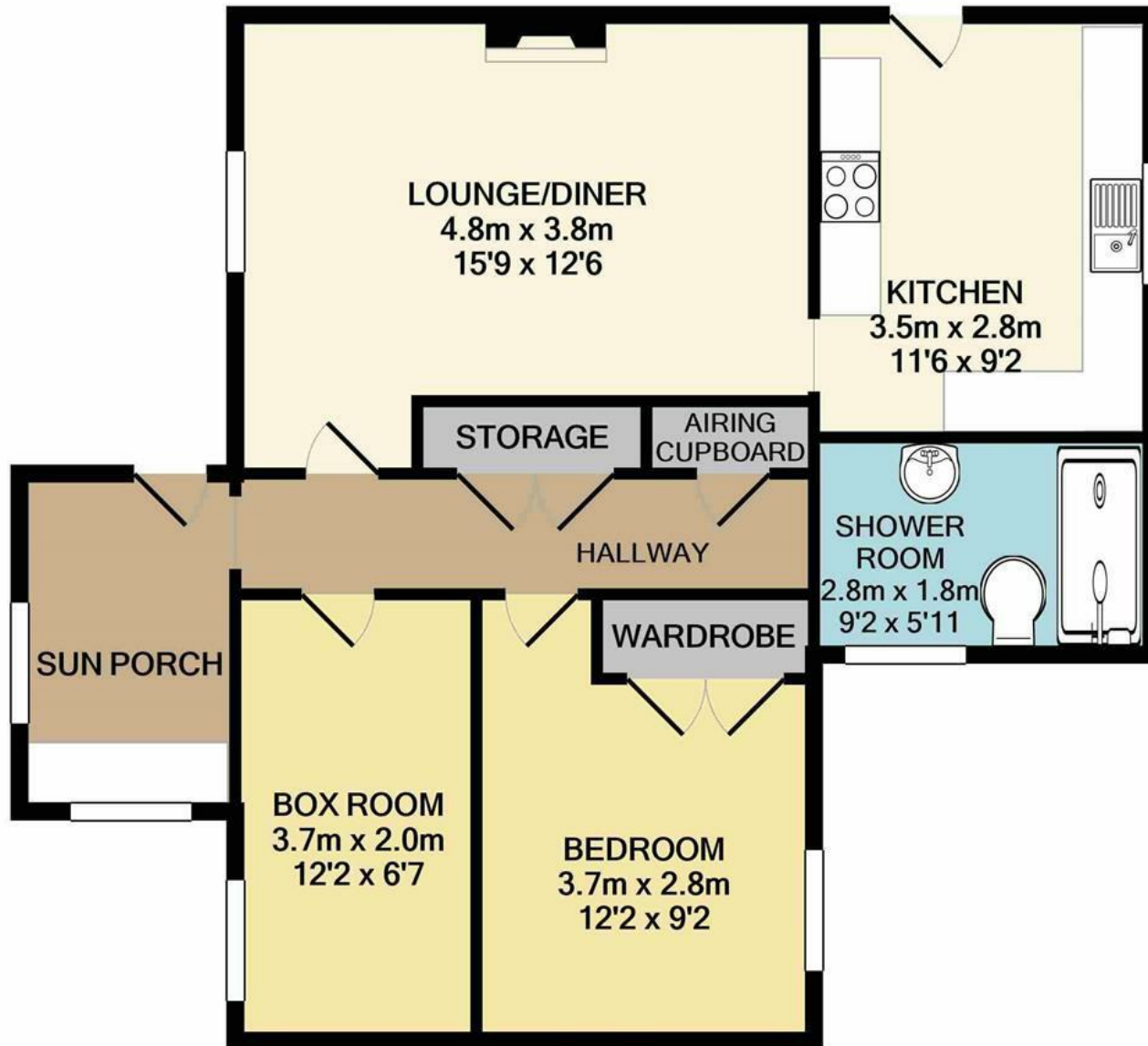
A UPVC double glazed window looking to front of property, carpeted flooring, built in wardrobe, part furnished with shelving units & portable heater.

Outside

A good sized garage, two private driveways & a mature enclosed garden.



Floor Plan



TOTAL APPROX. FLOOR AREA 60.7 SQ.M. (653 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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 & referencing. No smoking is permitted on the property. Pets may be considered subject to an increase in deposit & with the Landlords prior written consent

Rent

£600 , payable monthly in advance

Deposit

A deposit of £600 is required

Furnishings

The property is part furnished & includes oven/hob, washing machine, fridge, large dresser, dining table & chairs, portable heater, shelving units, bedframe & mattress.

Utilities

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

Viewings

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

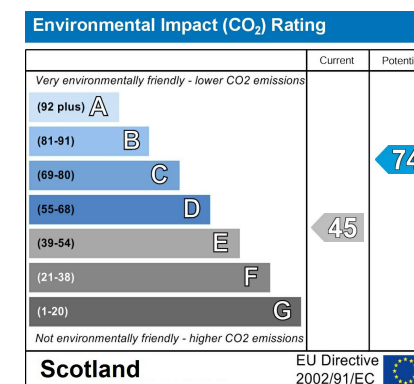
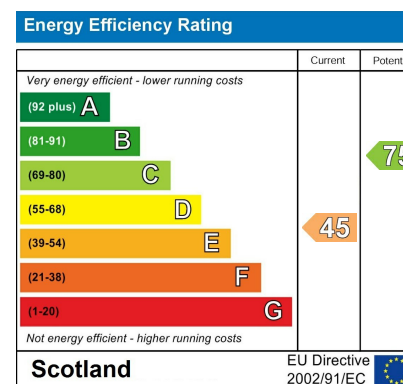
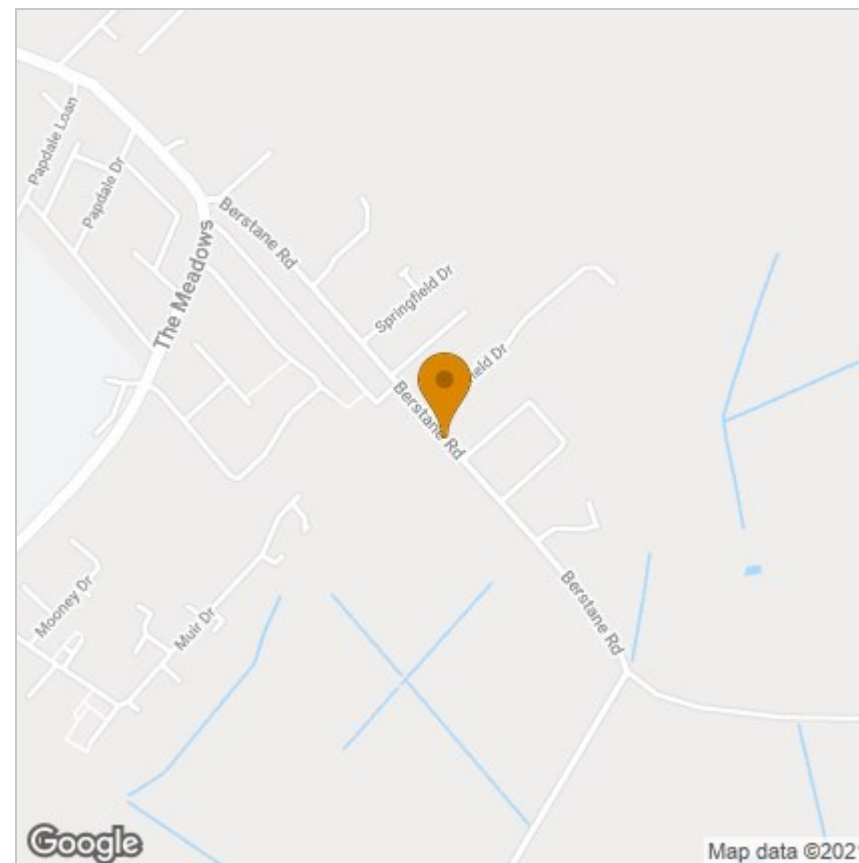
Telephone: 01856 872 216

Fax: 01856 872 483

Email: enquiries@dandhproperty.co.uk



www.dandhlaw.co.uk/property
Letting Agent Registration - LARN2006004



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 October 2021