



Madras Villa, Bignold Park Road, Kirkwall, Orkney, KW15 1PT

FOR SALE - Offers over £195,000



Madras Villa, Bignold Park Road

Kirkwall, Orkney, KW15 1PT

- Driveway to the side of the property
- Large enclosed garden with sheds
- Open fireplace in bedroom 2
- Oil fired stove to radiator central heating system
- Timber sash & case single glazed windows
- Views over Bignold Park
- Open fireplace in sitting room 1
- En-suite shower room



Madras Villa is a substantial 3 bedroom detached, C listed property with the original building dating from the 1800's and extension added at a later date. The property is in close proximity to the town centre, schools, college, and all local amenities, and has views over Bignold Park to the rear from the upper level.

Madras Villa comprises of single glazed, timber sash and case windows with timber panelled and glazed panelled exterior doors. The property has retained original features such as the large stairwell and has airy high ceilings throughout.

There are gardens to the front, side and rear of the property, mainly laid to lawn. The rear of the property is mostly enclosed by an attractive high stone wall which provides seclusion. There are 2 sheds at the foot of the garden and off-road parking down the side of the property.

Madras Villa requires modernisation but we strongly recommend viewing to see the full potential and splendour that this character property has to offer.





Ground Floor

Entrance

Wooden part privacy glazed exterior front door, single glazed wooden window, tile flooring and a wooden panel door to the hallway.

Front Hallway

The front hallway has carpet flooring, a radiator, a glass panel doors to sitting room 1, access to sitting room 2 and a small cupboard housing meters.

Access to the stairs is from the front hallway.

Sitting Room 1

This spacious sitting room is accessed through a glass panel door from the front hallway. It has carpet flooring, radiator, window to the front and an open fireplace with brick effect surround. There are recessed shelves and a built in cupboard to the side. The back hallway can be accessed through another glass panel door.



Kitchen/Dining Room

The kitchen area has tile flooring, ample floor and wall mounted units, stainless steel sink with mixer tap and drainer, a cupboard housing hot water cylinder, an oil fired stove and dishwasher. The bright, rear facing dining area is fitted with carpet flooring, and a built in storage cupboard.



Back Hallway

Fitted with vinyl flooring, glass panel doors to the kitchen and sitting room 1. The bathroom and sitting room 2 can also be accessed from the back hallway.

Bathroom

Fitted with vinyl flooring, radiator, part privacy glazed wooden window, WC, wash hand basin and a bath.



Sitting Room 2

A bright, double aspect room, sitting room 2 can be accessed from both front and back hallways. It is fitted with vinyl flooring, radiator, built in shelf and storage cupboard and two under stair storage cupboards one of which has space and plumbing for a washing machine.



1st Floor

Landing

The landing splits into two staircases, with one leading to bedrooms 1 and 2 and the other leading the bedroom 3. The stairs and landing are fitted with carpet flooring. There is a radiator on the landing and a small window to the side.

Top Hallway

Fitted with carpet flooring.

Bedroom 1

This spacious bedroom is fitted with carpet flooring, a radiator, windows to the front and side and a small, built in wardrobe. There is also an en-suite shower room.

Bedroom 1 En-suite

The en-suite is fitted with vinyl flooring, electric towel rail, window to the rear, shower cubicle with an electric shower and a wash hand basin.

Bedroom 2

The second bedroom is another spacious room and is fitted with carpet flooring, radiator, windows to the front and side and an open fireplace with a wooden surround.

Bedroom 3

The third bedroom is fitted with carpet flooring, radiator, built in storage cupboards, loft hatch and a low level privacy glazed window overlooking the staircase. There are two windows to the rear, providing good views over Bignold Park.

Outside

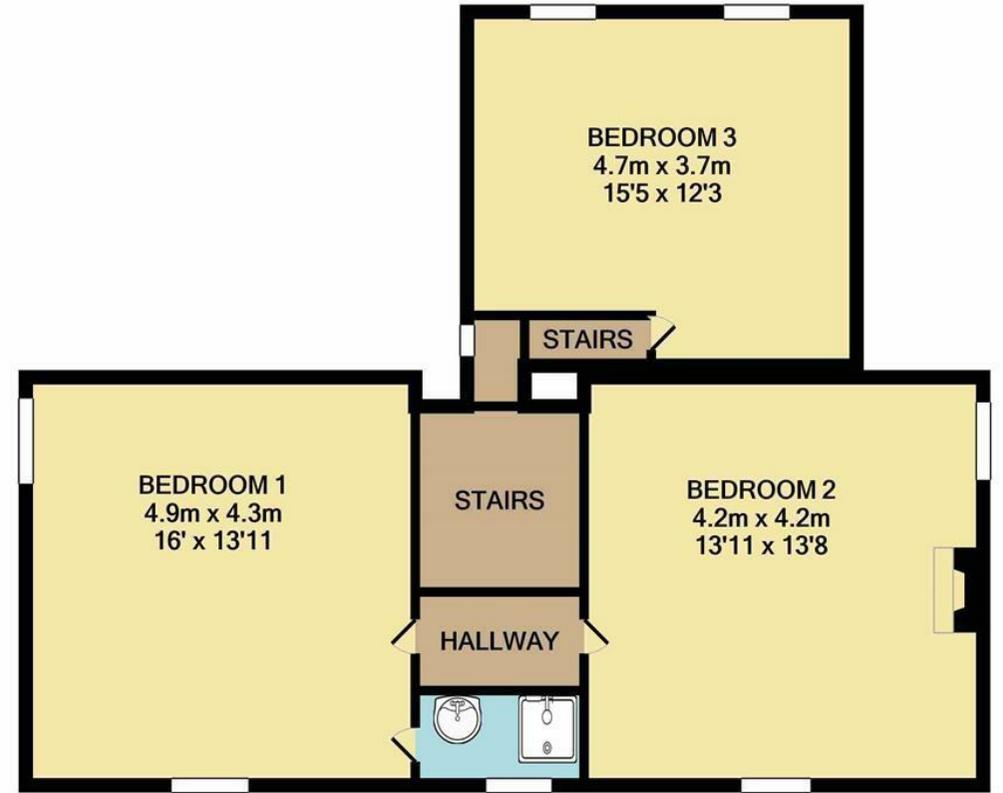
There are generously sized gardens to the front, side and rear of the property, mainly laid to lawn with various mature trees. The rear of the property is slightly sloping and mostly enclosed by an attractive high stone wall which provides a good degree of seclusion. There are 2 sheds at the foot of the garden and off-road parking down the side of the property.



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 73.2 SQ.M.
(788 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 56.7 SQ.M.
(610 SQ.FT.)

TOTAL APPROX. FLOOR AREA 129.9 SQ.M. (1398 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Council Tax Band

The subjects are in Band E. 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.

Fixtures and Fittings

Floor & window coverings are included in the sale

Price

Offers over £195,000 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

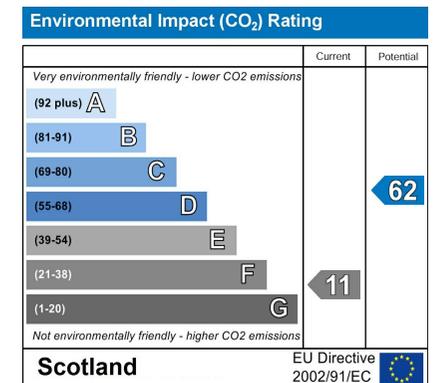
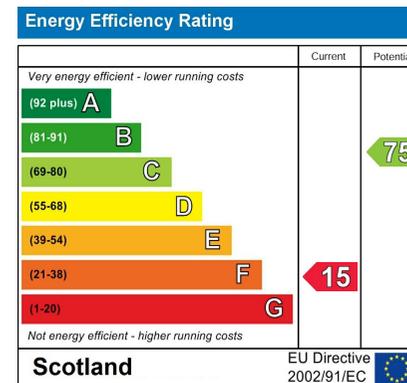
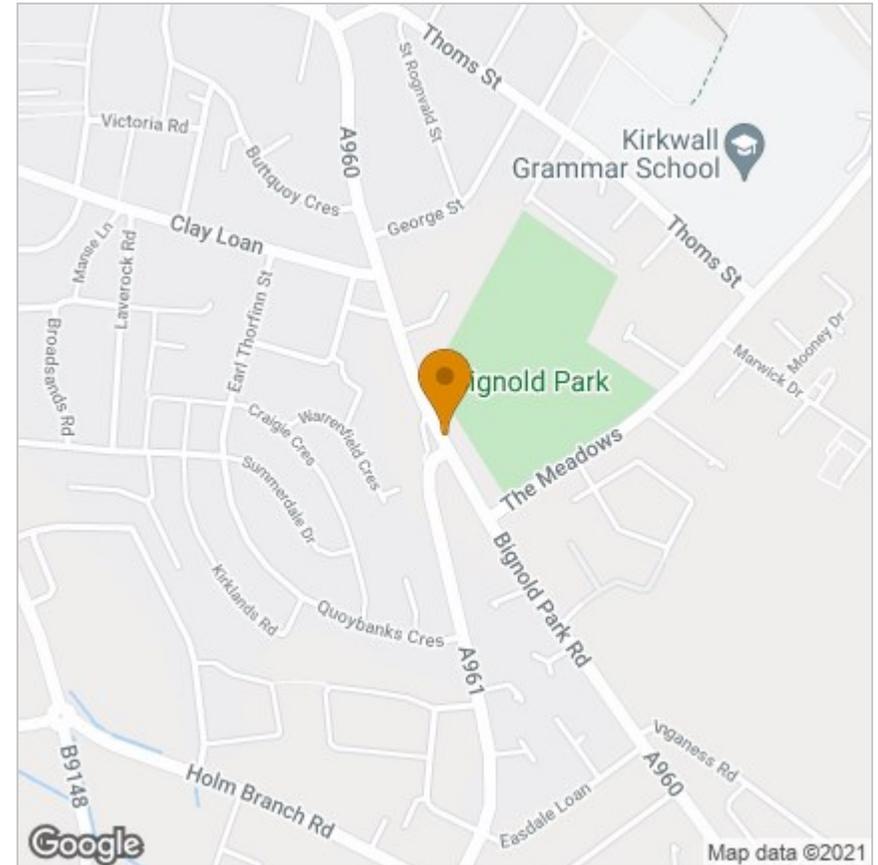
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www.dandhlaw.co.uk/property



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.

7th December 2021