



Mid Tradespark, Heathery Loan, Kirkwall, Orkney, KW15 1SY

**TO LET - £700 per calendar month**



## Mid Tradespark, Heathery Loan

Kirkwall, Orkney, KW15 1SY

- Character property
- Off road parking
- uPVC double glazing throughout
- Front lawn & mature rear garden
- Quiet location
- Landlord registration 00059/330/03430

Mid Tradespark is a cosy 4 bedroomed detached dwelling. It is ideally located in a quite location on the outskirts of Kirkwall. Kirkwall is a vibrant ancient Norse town & offering a range of local shops, services & facilities. The property is situated about 2 miles from Kirkwall harbour & town centre.

The detached property is well presented throughout & full of character. Mid Tradespark is comprised of four well proportioned bedrooms, living room, kitchen / diner, sun room, family bathroom & shower room. Externally to the front of the property is laid to lawn & to the rear is a private mature garden.



### Entrance Vestibule

uPVC external door, vinyl flooring, wall mounted shelving, door leading to front hallway.

### Hallway

Carpeted flooring, radiator & air source heating, skylight, built in shelved storage, leads to living room, kitchen, bathroom, bedrooms 1 & 2.

### Living Room

Feature fireplace, carpet, radiator & air source heating, two uPVC double glazed windows. shelved recess & storage.

### Kitchen / Diner

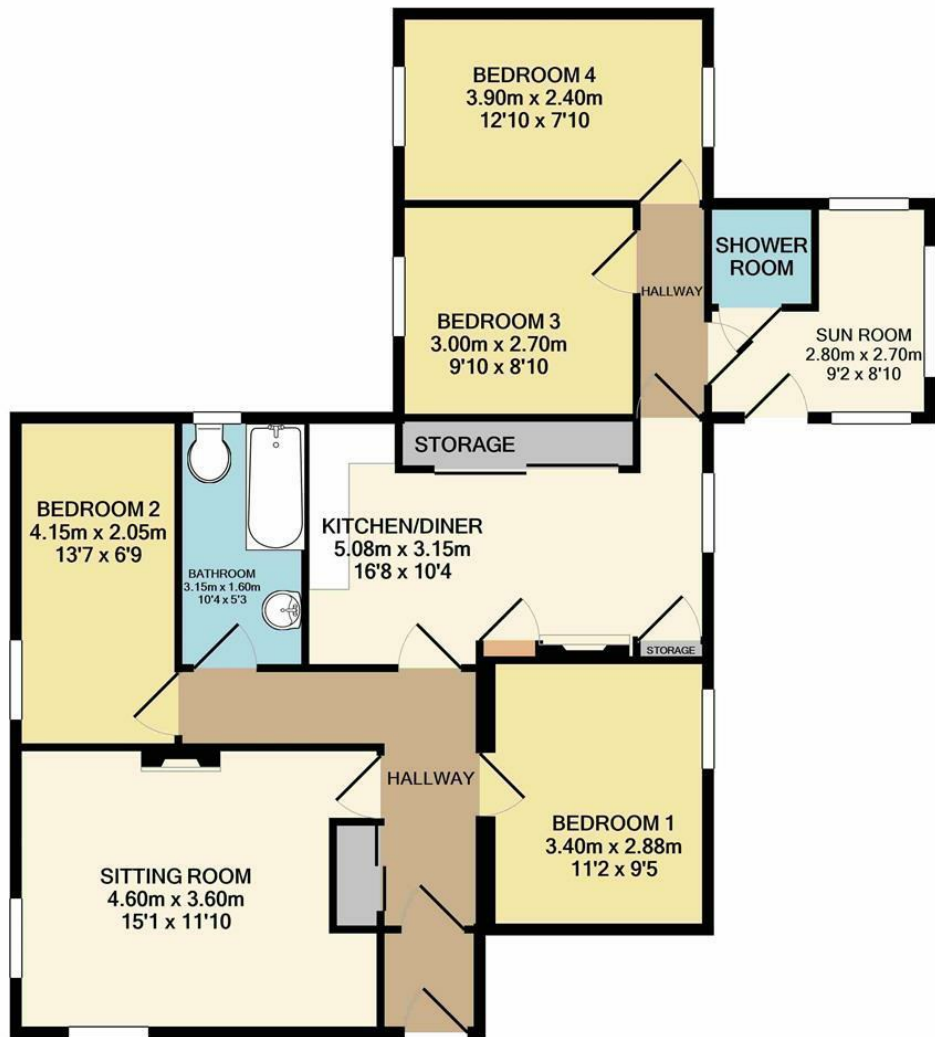
Built in floor units, washing machine, space for cooker, fridge / freezer, vinyl & carpet, built in storage, two uPVC double glazed windows, radiator & air source heating. Door leading to rear hallway. Whilst there is a Rayburn in place it is not currently operational.

### Bathroom

Vinyl tile effect flooring, 3 piece suite with electric shower over bath, radiator & heated towel rail, uPVC double glazed frosted window.

### Bedroom 1

Large double bedroom, carpet, radiator & storage heater, uPVC double glazed window.



### Bedroom 2

Well proportioned single bedroom, carpet, uPVC double glazed window.

### Rear Hallway

Accessed via kitchen / diner. Carpeted, storage heater, wall mounted electric cupboard, leads to sun room, bedrooms 3 & 4.

### Bedroom 3

Well proportioned double bedroom with built in wardrobe, carpet, uPVC double glazed window & panel heater.

### Bedroom 4

Good sized double bedroom, carpet, radiator, two uPVC double glazed windows.

### Shower Room

Accessed via the sun room. Electric shower, sink & W.C, tiled floor & walls.

### Sun Room

External uPVC door, three uPVC double glazed windows & vinyl flooring.

### Outside

Externally there is a good sized lawn to the front of the property & mature private garden to the rear / side. A large outbuilding housing bins & overhead storage space.



## 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

£700 payable monthly in advance

## Deposit

A deposit of £700 is required

## Furnishings

Part Furnished

## 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

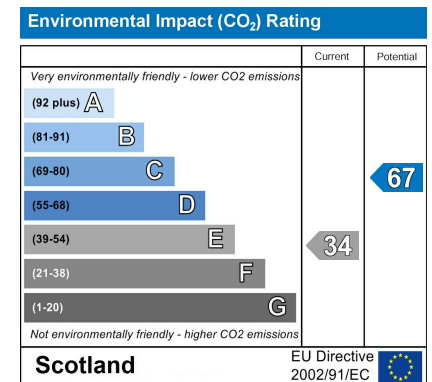
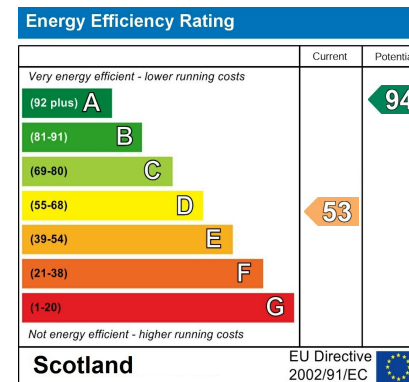
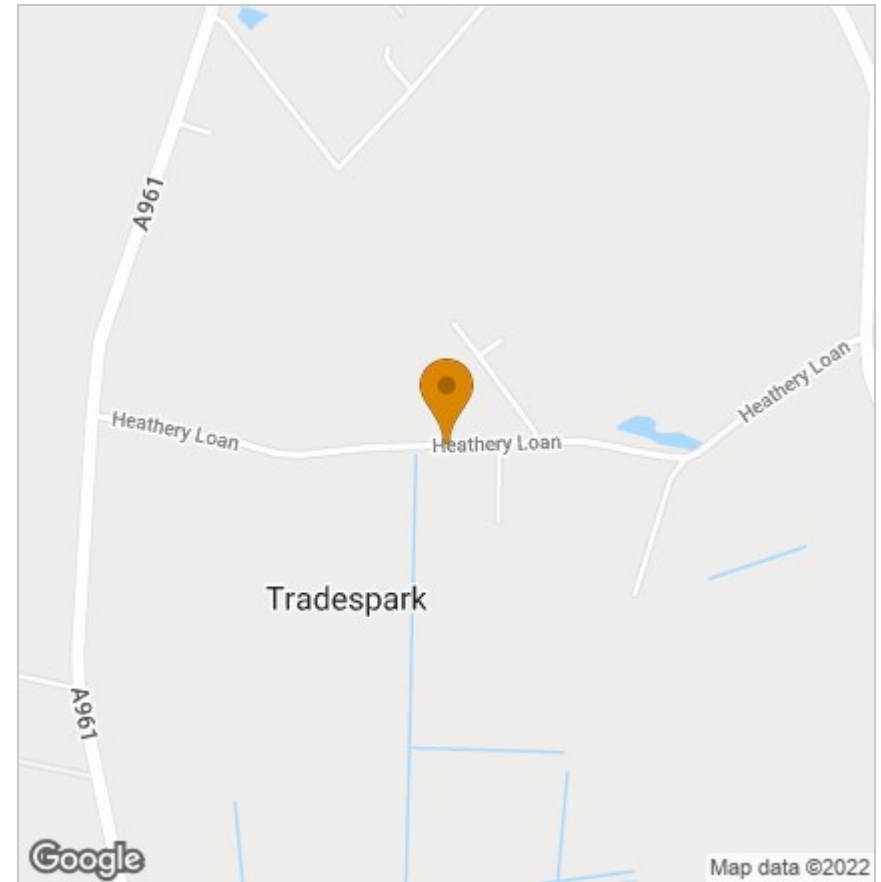
**Telephone:** 01856 872 216

**Email:** enquiries@dandhproperty.co.uk



[www.dandhlaw.co.uk/property](http://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.

22nd April 2022