



Belton, 1 Robertson Loan, Kirkwall, KW15 1GQ

FOR SALE - Offers over £275,000



Belton, 1 Roberston Loan

Kirkwall, KW15 1GQ

- Spacious, well presented family home
- UPVC double glazed windows throughout
- En-suite shower room to bedroom 1
- Driveway with ample parking
- Wooden internal doors throughout
- Built in wardrobes in all bedrooms
- Air source heating
- Generous, easily maintained garden grounds

Belton is a 3 bedroom detached bungalow situated in a popular area of Kirkwall and is within walking distance to the schools and all local amenities.

The property is well presented throughout and has a family sitting room, a large kitchen/diner, utility room, 3 bedrooms with an ensuite shower room from bedroom 1 and a family bathroom.

We strongly recommend viewing to see the full potential this property has to offer.



Entrance

Belton can be accessed through a UPVC front door with privacy glass. The entrance has wood effect laminate flooring and a part glass wooden door, leading to the hallway.

Hallway

The hallway is fitted with carpet flooring. Access to the loft via a loft hatch is located in the hallway and there are sliding double wooden doors to the coat storage.

Sitting Room

Spacious family sitting room, with carpet flooring and a large window to the front of the property providing lots of natural light.

Kitchen/Diner

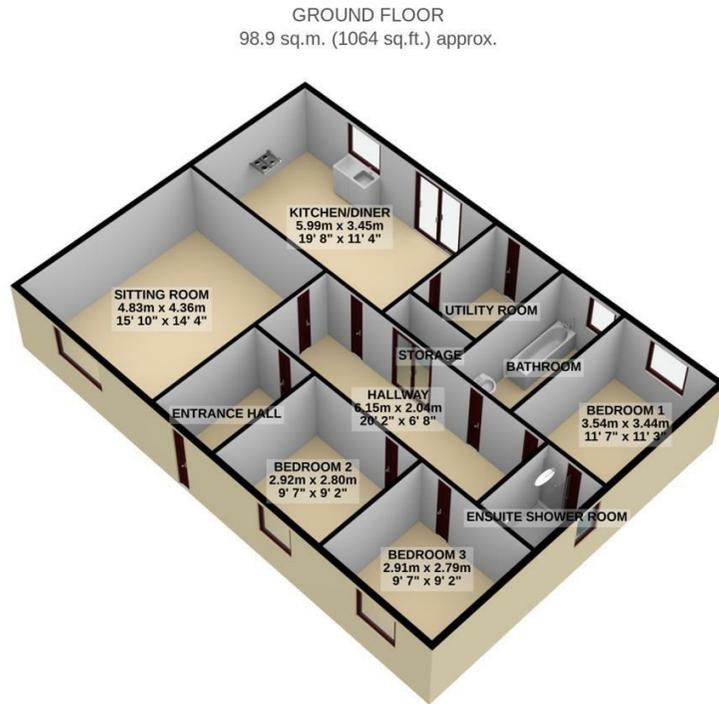
Large open plan kitchen/diner, fitted with modern floor and wall units, stainless steel sink and drainer, integrated, ceramic hob with cooker hood above and an integrated, eye level oven. There is a UPVC double glazed window and UPVC glass sliding patio doors giving access to the rear garden and allowing natural light to flow.

Stone effect tile flooring flows from the kitchen/diner through to the utility room.

Utility Room

Accessed from the kitchen with built in, modern floor units, stainless steel sink and drainer along with plumbing for a washing machine. There is an external UPVC privacy glazed door, leading to the rear garden and a storage cupboard, which houses the boiler.

Floor Plan



TOTAL FLOOR AREA : 98.9 sq.m. (1064 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Bathroom

Family bathroom fitted with stone effect tile flooring, a UPVC privacy glazed window, heated towel rail, bath with shower over, WC, wash hand basin with a shaver light and plug above.

Bedroom 1

Double bedroom located to the rear of the property. This room is fitted with carpet flooring, and has built in mirrored wardrobes.

Bedroom 1 En-suite Shower Room

Shower cubicle, wash hand basin, WC, heated towel rail, privacy glazed window and stone effect tile flooring.

Bedroom 2

Front facing double bedroom which is fitted with carpet flooring and has built in mirrored wardrobes.

Bedroom 3

Front facing double bedroom fitted with carpet flooring and has built in mirrored wardrobes.

Outside

Generous garden grounds, which are mainly laid to lawn, surround the property. There is a patio area to the rear, great for entertaining and a path leads around the property. There is the useful addition of a wooden garden shed and a large stone chip driveway to the side allows for ample, off road parking.



Council Tax Band

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

Services

Mains electricity, drainage & water.

Fixtures and Fittings

Floor & window coverings are included in the sale

Price

Offers over £275,000 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

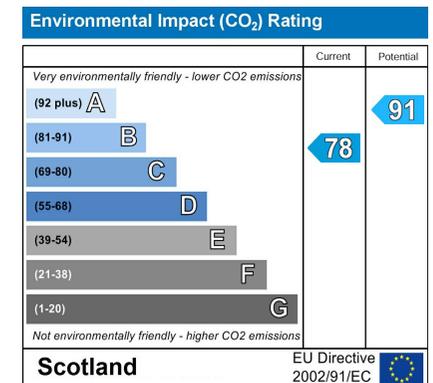
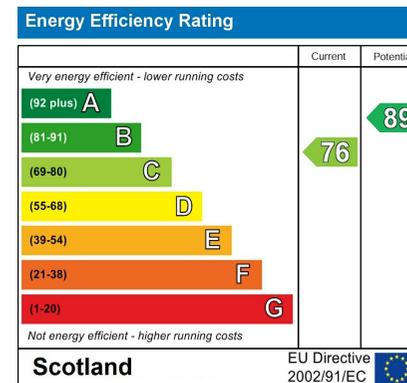
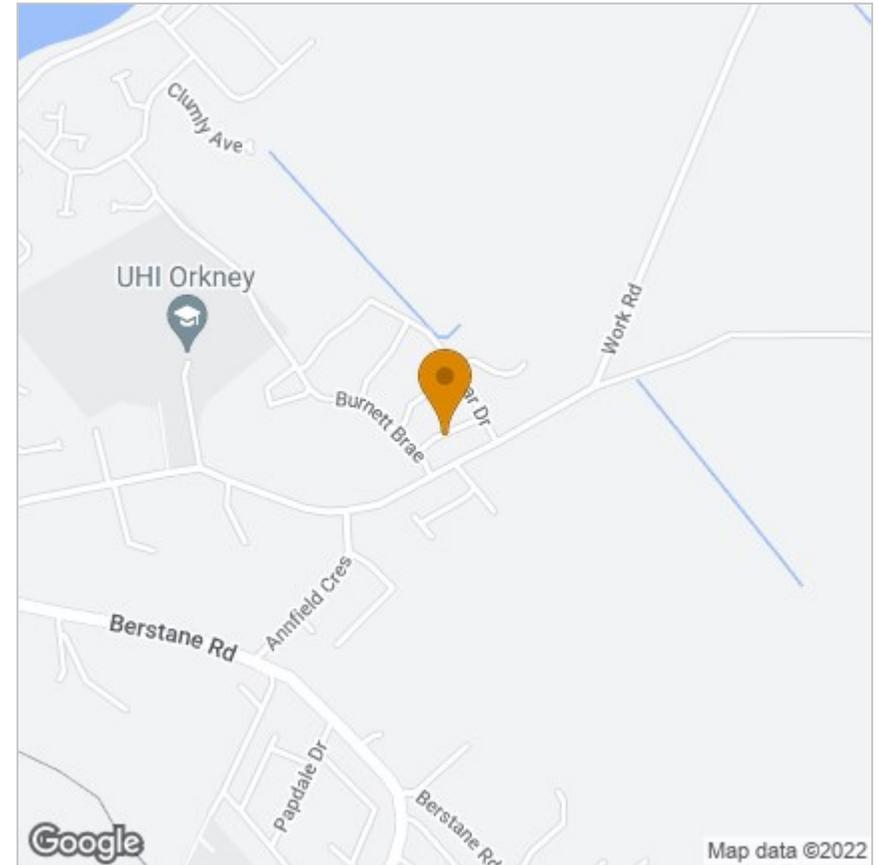
Fax: 01856 872 483

Email: enquiries@dandhproperty.co.uk

*All viewings are conducted at the viewers own risk.



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.

9th May 2022