



Newborough, Cromwell Road, Kirkwall, Orkney, KW15 1LH

**FOR SALE - Offers over £270,000**





# Newborough, Cromwell Road

Kirkwall, Orkney, KW15 1LH

- 3 bedroom traditional townhouse
- Private driveway with large garage/workshop
- Raised front lawn and walled rear garden
- Boasts far reaching sea views
- Quiet residential area close to Kirkwall town centre
- Timber framed double glazing throughout

Newborough is a stunning, semi-detached stone built house set in a quiet residential area within Kirkwall. The property is believed to date back to 1914 and is in close proximity to the town centre, schools, college, all local amenities, and has views over Kirkwall Bay and the Marina.

Newborough comprises of double glazed timber framed windows with timber panelled and glazed panelled exterior doors, with oil fired central heating throughout. The property has retained many of its period features such as the large airy ceilings and stairwell. Accommodation comprises of 3 bedrooms, living room, dining room, kitchen and wetroom.

Externally there is a raised front lawn and a large walled garden to the rear which is mostly laid to lawn with mature shrubs, small greenhouse and shed which was previously the old wash room. There is a private driveway and garage / workshop.

Whilst Newborough is in need of modernisation, viewing is strongly recommended to see the full potential and grandeur this traditional townhouse has to offer.



## Entrance Hall

Original tiled floors, solid timber external door and leads into hallway

## Hallway

Carpets, decorative cornices, pendant light fitting, leads to sitting room, dining room, kitchen, shower room, bedroom 1 and stairs to first floor

## Sitting Room

Feature fireplace, decorative cornices, picture rail, pendant light fitting, carpet, built in storage, radiator, views out to Kirkwall Marina.

## Dining Room

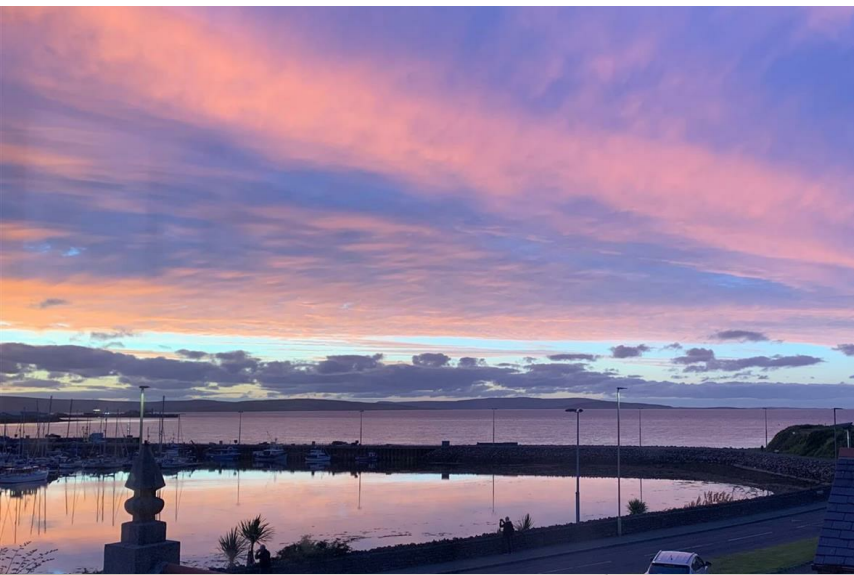
Decorative cornices, picture rail, pendant light fitting, radiator, and a large front facing window with sea views.

## Kitchen

Tile effect vinyl floors, wall and floor units, access to hot water tank, external door to garden.

## Shower Room

Wetroom style shower room with electric shower, ceramic W.C. and wash hand basin.





### Bedroom 1

Well proportioned, single bedroom or study located on the ground floor, carpet, pendant light fitting, picture rail, built in wardrobe and shelving, radiator, window overlooking garden.

### Bedroom 2

Spacious double bedroom located on the first floor, carpet, radiator, window overlooking Kirkwall Marina and velux window.

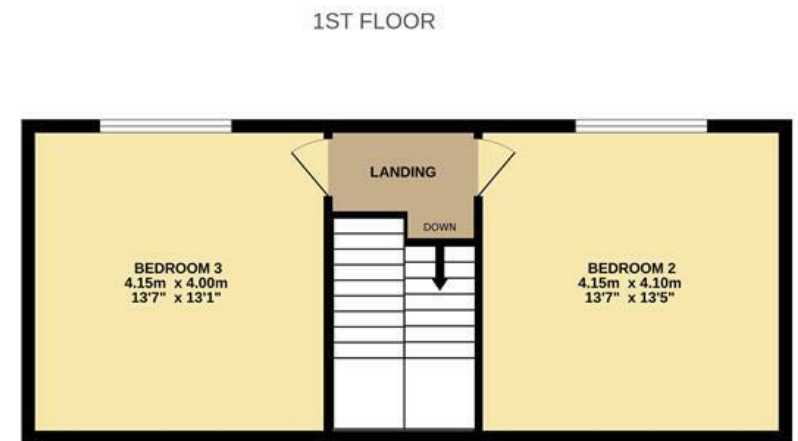
### Bedroom 3

Large double bedroom located on the first floor with carpets, radiator, front facing window and velux window.

### Outside

Externally there is a large, mature private garden, patio area and access to the old wash house and garage/workshop.





## 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 & drainage

## Fixtures & Fittings

Floor & window coverings are included in the sale

## Price

Offers over £270,000 are invited

## Viewing

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

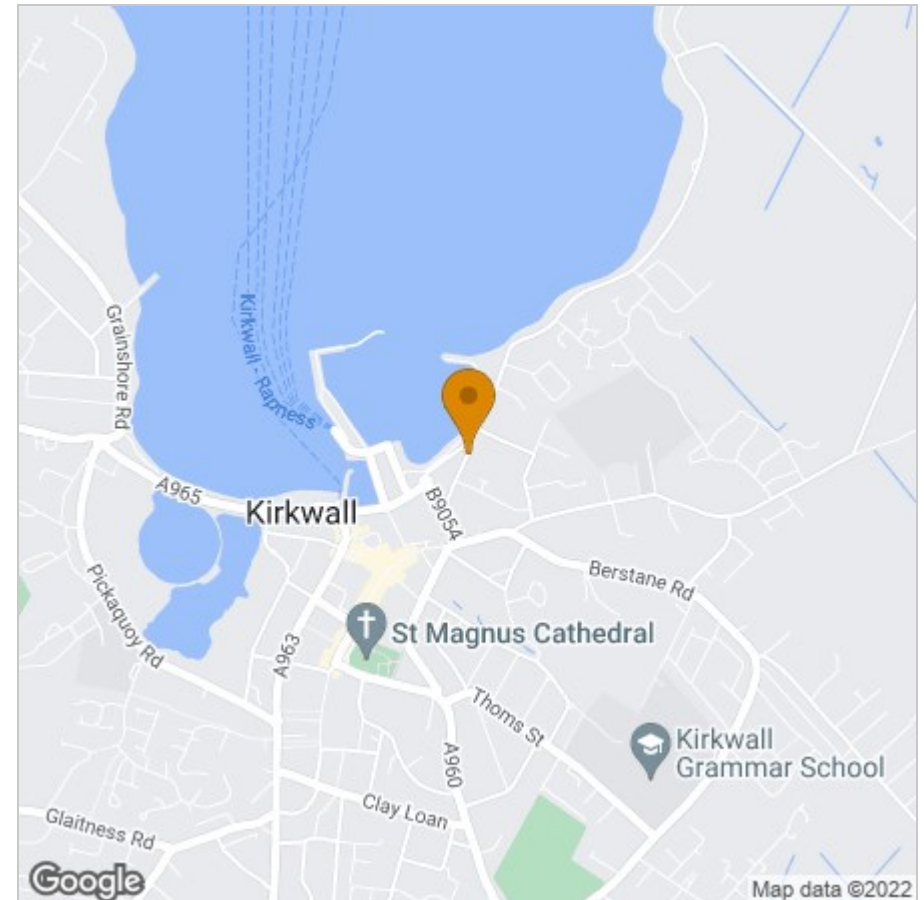
**Branch:** d and h Property  
56a Albert Street, Kirkwall, Orkney, KW15 1HQ

**Telephone:** 01856 872 216  
**Fax:** 01856 872 483

**Email:** [enquiries@dandhproperty.co.uk](mailto:enquiries@dandhproperty.co.uk)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

NOTES - These particulars have been prepared following an 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.