



6 Whitmore's Folly, Ayre Road, Kirkwall,  
Orkney, KW15 1QZ

**FOR SALE – Offers over £115,000**





## 6 Whitmore's Folly, Kirkwall, Orkney

- Direct Sea Views
- Hardwood single glazed windows
- Electric storage heaters
- Modern Kitchen and Dining Room
- Convenient Location
- Shared Parking at Rear of the Building

This two-bedroom second-floor apartment is in a former mill in Kirkwall and offers direct sea views. It is conveniently situated within walking distance of all amenities. The apartment is spacious and features a contemporary kitchen with space for a dining table, perfect for family meals. There are also two bathrooms available and ample space to work from home. This flat is ideal for a couple or a small family who prefer to live close to the centre of Kirkwall.



### Entrance Hallway

Situated at the rear of the property and accessed via a communal stairway to the front. The room features an electric storage heater, carpet flooring and provides access to the inner hallway.

### Living Room

Positioned at the front of the property, natural light flows through the room which has fabulous views over Kirkwall bay. Electric storage heater, carpet, decorative, feature open fireplace (not operational), and attractive exposed beam. Access to the hallway.

### Kitchen

The kitchen is located at the back of the property and it has enough space for a dining table. The flooring is laminate. There are ample modern floor and wall-mounted units, which come with a tiled splash back and good worktop space. The stainless-steel sink has mixer taps and a drainer. Additionally, there is a built-in electric hob and oven with an extractor hood, washing machine and fridge. You can access the hallway from this area.

### Family Bathroom

Located at the back of the property, this area includes a heated towel rail, carpet flooring, a bath with mains pressure shower over and a WC. Additionally, there is a wash hand basin and an extractor fan. You can access the inner hallway from this area. You will also find an insulated hot water cylinder in a cupboard with dual controls.

### Bedroom 1

The bedroom is located at the front of the property and offers scenic views of the bay. It features recessed open wardrobes with hanging rail and shelving, an electric storage heater, and carpet flooring. Access to the hallway and en-suite bathroom.

### En-Suite Bathroom

The spacious room is located at the front of the property and features a bath, a pedestal sink and a W.C. The room also has a heated towel rail and cork flooring. Access to bedroom 1.

### Bedroom 2

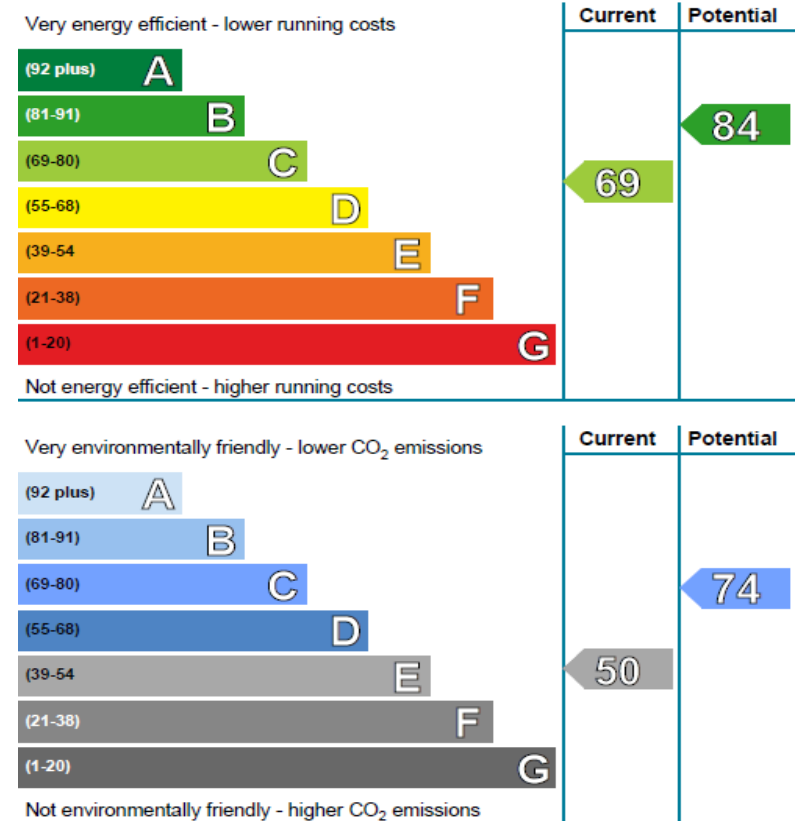
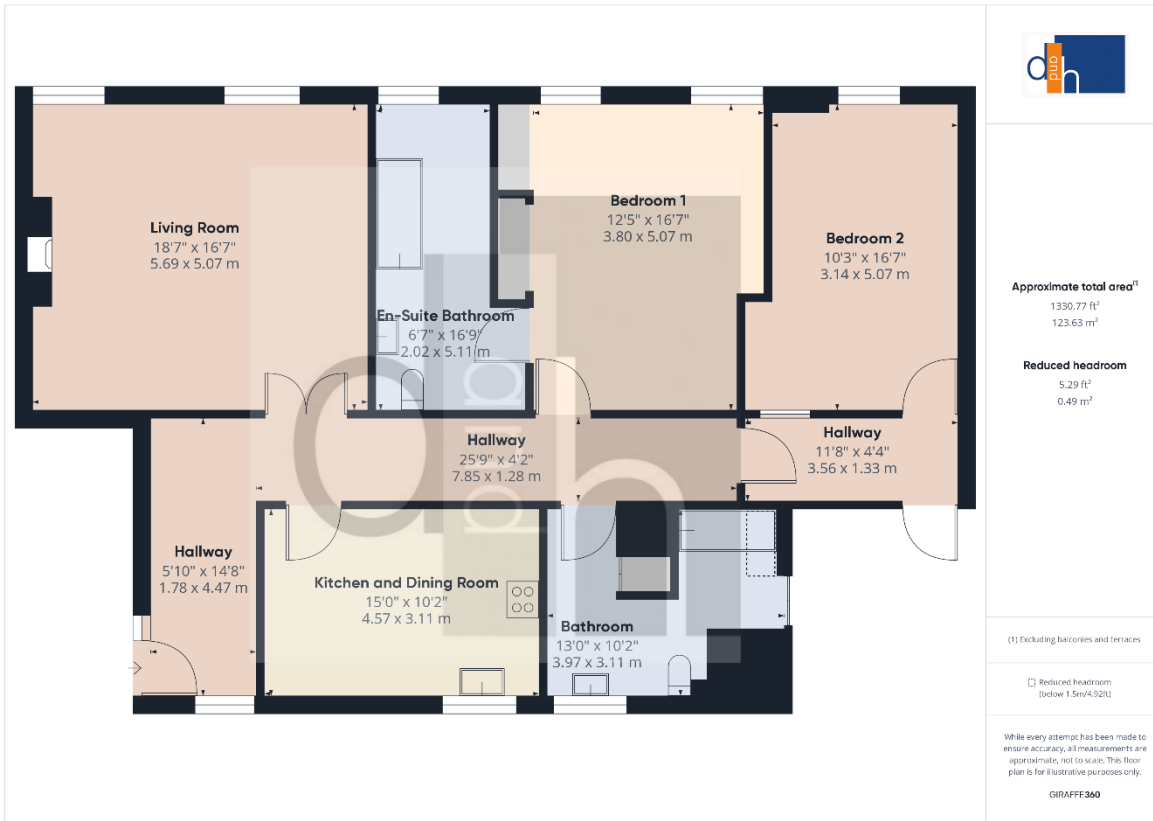
Bedroom 2 currently doubles as a study and lounge. It is at the front of the property offering bay views. The room features carpet flooring, an electric storage heater and access to the hallway.

Externally there is a shared parking area at the back of the property.



# Floor Plans

# EPC





**COUNCIL TAX**

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

**ENERGY PERFORMANCE RATING**

The property has an energy rating of band C (69).

**SERVICES**

Mains drainage, electricity and water.

**FIXTURES AND FITTINGS**

Floor and window coverings are included in the sale price. Please note that the open fire is understood to not be operational.

**PRICE**

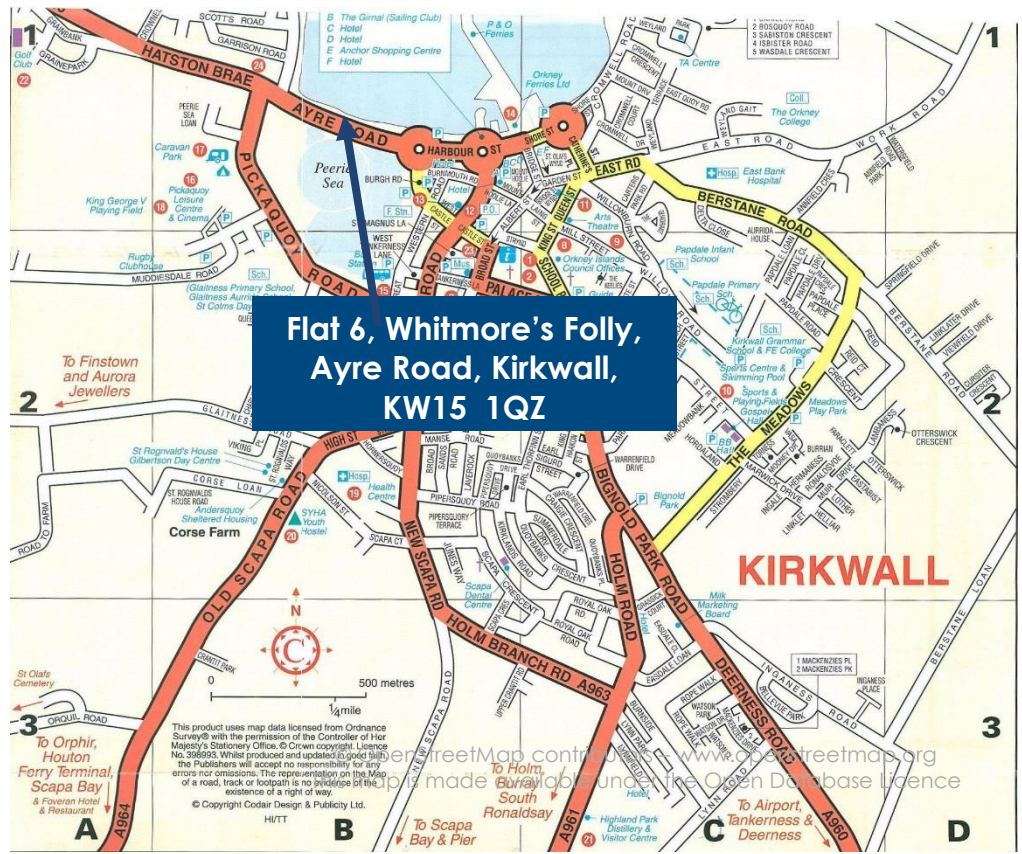
Offers over £115,000 are invited.

**VIEWING**

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

**Telephone:** 01856 872216  
**Email:** hello@dandhlaw.co.uk

**\*All viewings are conducted at the viewer's own risk.**



NOTES - These particulars have been prepared following inspection of the property in June 2023 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.