



3 OLAF PLACE, KIRKWALL, ORKNEY, KW15 1AP  
**FOR SALE – Offers over £125,000**





## 3 Olaf Place, Kirkwall, Orkney

- Central location
- Well presented
- Infra-red, electric panel, electric storage, electric towel rail and electric heater
- Shed with utility area
- uPVC double glazing windows and doors

3 Olaf Place is a 2-bedroom terraced property situated in a convenient location, ideally positioned within walking distance to shops, supermarkets, post office, sports amenities and the main ferry port. On-street parking is close by.

The property has a modern sitting room, kitchen and shower room with good sized bedrooms. The shed offers excellent storage and utility area.

This property would be ideal for a wide range of purchasers including first time buyers and for those looking for an investment property. We highly recommend viewing to see the full potential this Kirkwall property has to offer.



**Entrance Porch**

Entry through privacy-glazed uPVC door. Small shoe cabinet. Access to sitting room.

**Sitting Room**

Spacious room with window to the front aspect. Electric fire. Wooden mantle with decorative surround and hearth. Alcove shelving. Cupboard housing meters and fuse box. Access to kitchen and entrance porch.

**Kitchen**

Floor and wall-mounted units with a good run of worktop space. Stainless steel sink with mixer tap and drainer. Tiled splashback. Integrated induction hob with oven. Extractor. Space and plumbing for dishwasher. Space for further white goods. Shelves. Access to the sitting room.

**First Floor****Landing**

Velux window to the rear aspect. Solid wood banister. Airing cupboard with shelving. Loft access. Access to bedrooms and shower room.

**Bedroom 1**

Window to front. Large built-in wardrobe with hanging rail and shelves. Alcove shelving. Access to the hallway.

**Bedroom 2**

Velux window to rear. Alcove, mirror and shelving. Access to the hallway.





### **Shower Room**

Privacy glazed window to the front aspect. W.C. Wash hand basin with tiled splashback. Shower enclosure with electric shower. Mirror cabinet. Shaving light. Heated towel rail.

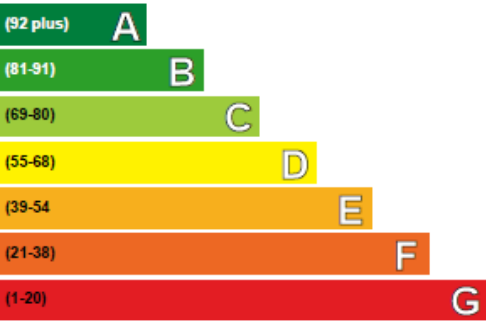
### **Outside**

Opposite front entrance, the shed offers generous storage and potential to develop the utility area.



EPC

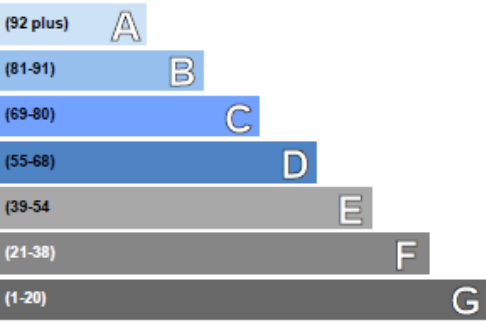
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	92
56	

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
	76
53	

Floor Plan



## COUNCIL TAX

The subjects are in Band B. The Council Tax Band may be re-assessed by the Orkney Island's 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 D(56)

## SERVICES

Mains electricity and water with drainage.

## FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price. White goods are available by separate negotiation.

## PRICE

Offers over £125,000 are invited.

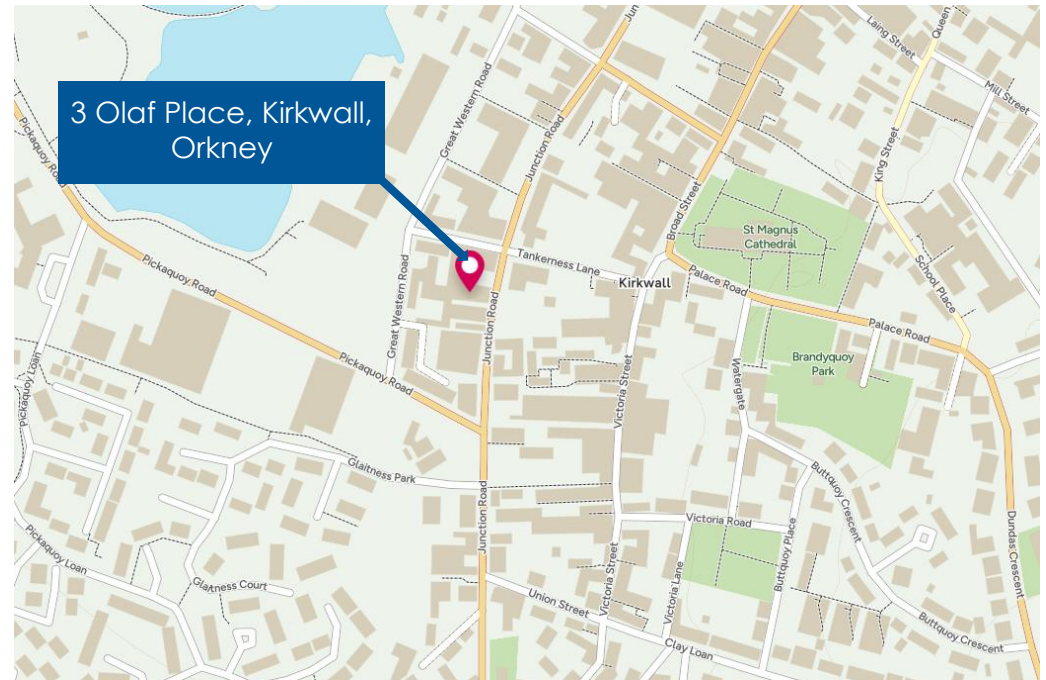
## VIEWING

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](mailto:hello@dandhlaw.co.uk)

**\*All viewings are conducted at the viewers own risk.**



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NOTES - These particulars have been prepared following inspection of the property in February 2025 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.

February 2025