



25 QUOYBANKS CRESCENT, KIRKWALL, ORKNEY, KW15 1EW
FOR SALE – Offers over £150,000



25 Quoybanks Crescent, Kirkwall, Orkney

- Convenient location
- Great potential
- Electric storage, panel heaters and heated towel rail
- uPVC double glazed windows and external doors
- Garden
- Large Shed
- Tarmac parking place

25 Quoybanks Crescent is a 2-bedroom mid-terrace property situated in a convenient location within walking distance of Kirkwall town centre and amenities.

The property has a good size sitting room, a large modern style kitchen and shower room with good sized bedrooms. The garden is mainly laid to lawn and with large shed and benefits from an exclusive tarmac parking space.

Ideally positioned within walking distance to Kirkwall shops, supermarkets, post office, sports amenities and the main ferry port.

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



Entrance Hallway

Entry through privacy-glazed uPVC door. Cupboard housing electrical meters. Coat hooks. Access to sitting room and kitchen.

Sitting Room

Spacious bright room with windows to the front and rear aspect. Alcove with decorative panel. Access to entrance hallway.

Kitchen

Windows to front and rear aspect. Floor and wall-mounted units with a good run of worktop space. Laminate worktops and upstands. Stainless steel sink with mixer tap and drainer. Electric water heater below sink. Integrated hob with oven. Extractor. Space for further white goods. Under stairs cupboard with shelves. Access to the entrance hallway.

**First Floor****Landing**

Privacy glazed window to rear aspect. Loft access. Access to bedrooms and shower room.

Bedroom 1

Window to front aspect. Double bedroom. Alcove with cupboard above. Access to the landing.

Bedroom 2

Window to front aspect. Inset chest of drawers. Mirror. Access to the landing.



Shower Room

Privacy glazed window to the rear aspect. W.C. Wash hand basin with vinyl splashback. Shower enclosure with electric shower and vinyl walls. Heated towel rail. Access to landing.

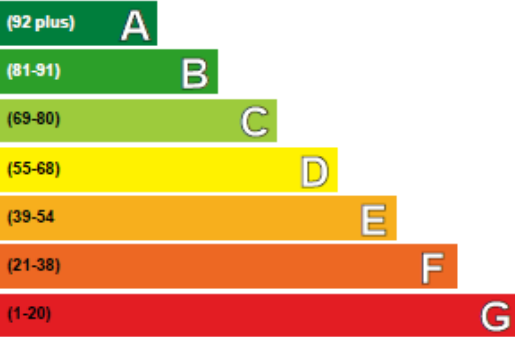
Outside

Front of property has a slabbed patio area and tarmac parking space. Bin storage area. Rear garden mainly laid to lawn with concrete pathway offering shared access and handrail to gain access to lower area. The corrugated sheeted shed with timber window and door offers good storage. Rear garden is bounded by Concrete block walls and timber fencing.



EPC

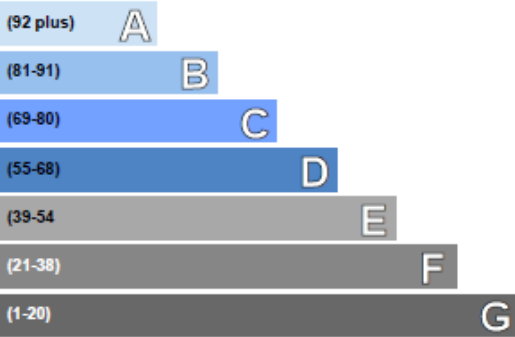
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
63	83

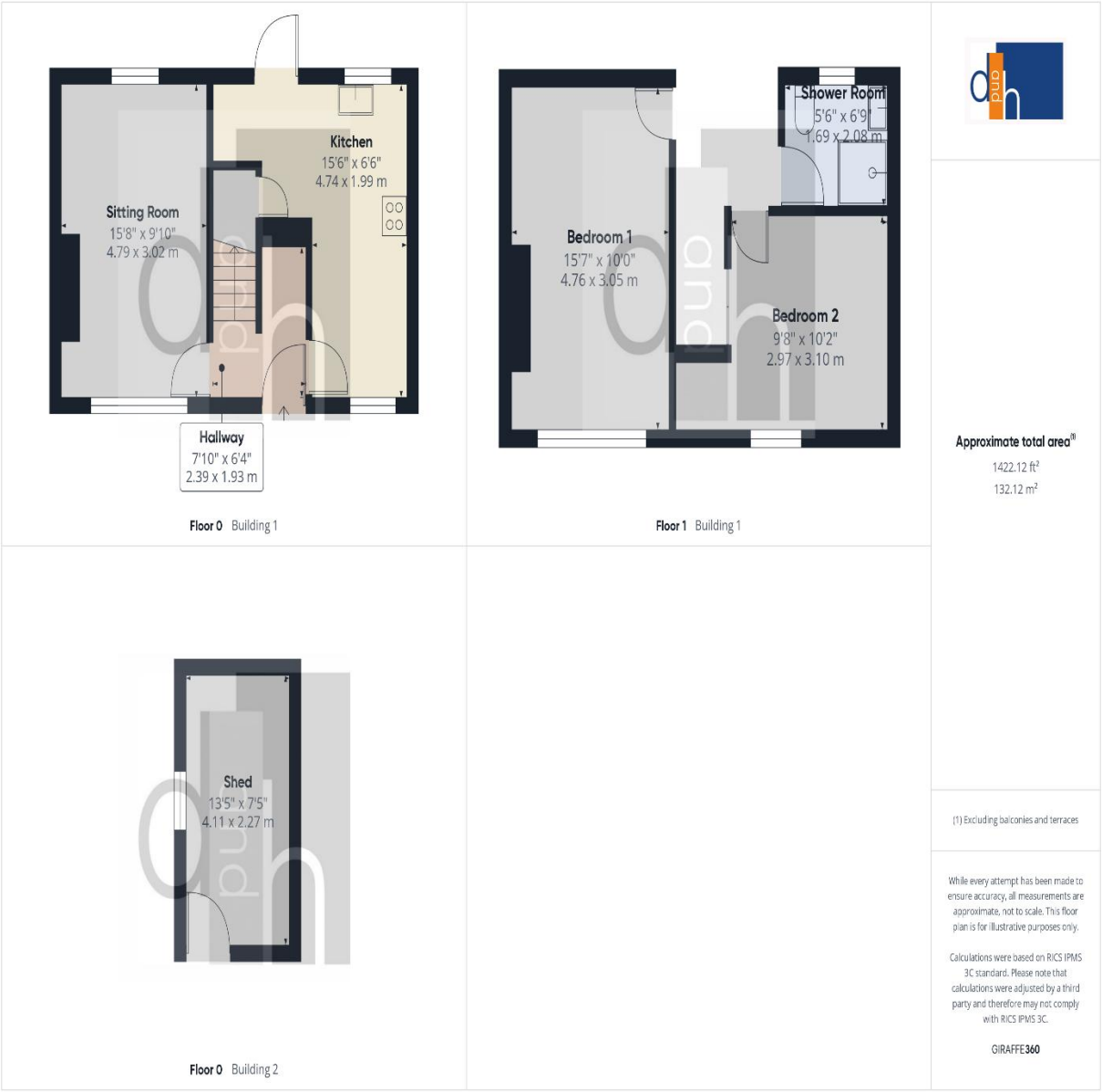
Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
48	66

Floor Plan



COUNCIL TAX

The subjects are in Band B. The Council Tax Band may be re-assessed by the Orkney Islands' 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 (63)

GENERAL

Shared front concrete pathway and steps. Ownership, rights of access and maintenance to be confirmed.

SERVICES

Mains electricity and water with drainage.

FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price.

PRICE

Offers over £150,000 are invited.

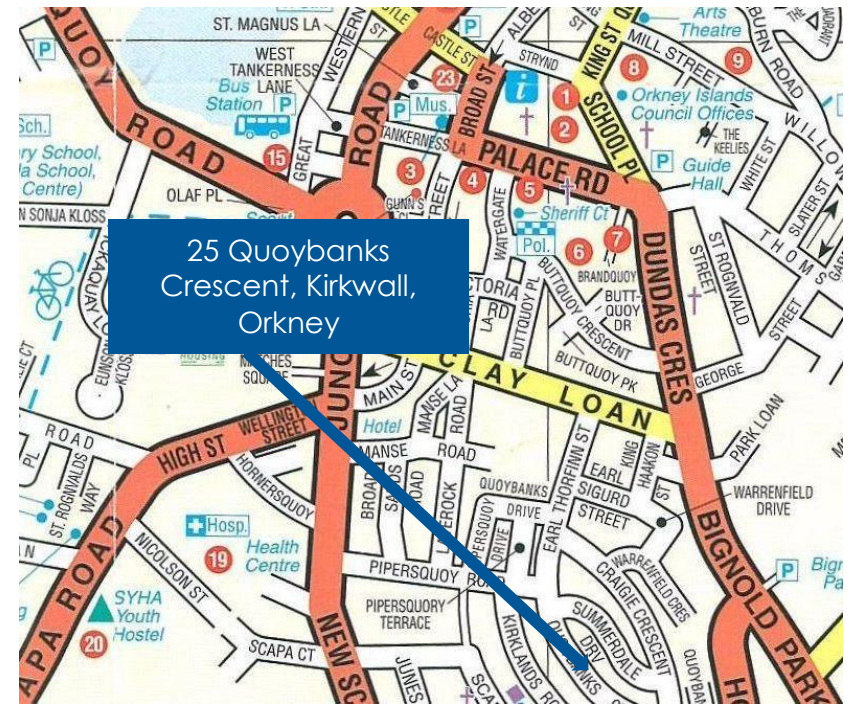
VIEWING

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 viewers own risk.**



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