

25a Queen Sonja
Kloss
Kirkwall
KW15 1FJ





K Allan Properties are delighted to bring this beautifully presented first floor apartment to the market. 25a Queen Sonja Kloss is currently lending itself as a high standard, self-catering accommodation. The property is positioned in a quiet residential area in Kirkwall, which is within walking distance to the Kirkwall local amenities. 25a Queen Sonja Kloss comprises of 1 bedroom, living room, kitchen with dining area, bathroom and two large storage cupboards. The property benefits from a private entrance along with a garden.

ENTRANCE HALL The entrance hall is positioned to the side of the property with stairs up to the apartment.

LIVING ROOM 4.4m x 3.1m Positioned to the front of the property with views out toward the city centre and street is a neutrally decorated living room which leads onto the kitchen.

KITCHEN 3.09m x 2.93m The newly installed kitchen is positioned to the rear of the apartment. The kitchen comprises of a generous amount of white base and wall units along with a built-in dining area. Integrated appliances included are an electric hob, extractor fan, oven, and fridge/freezer.

BEDROOM 3.42m x 3.03m Positioned to the front of the property with views out towards the city centre is a large double bedroom with built in wardrobe space.

BATHROOM 2.85m x 1.62m Positioned centrally in the property with a white three piece. The suite comprises of a bath with overhead electric shower, w/c and wash hand basin.

Local Authority

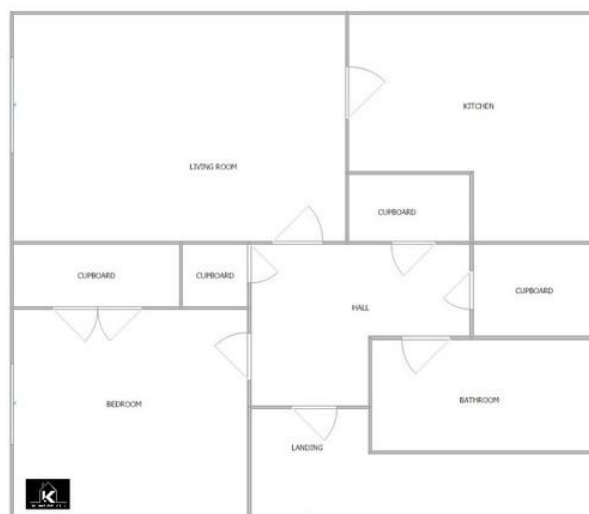
Orkney Islands Council

Council Tax Band B

Directions

Coming from Pickaquoy Road, take the turning for Pickaquoy Loan, then take the first right turn onto Queen Sonja Kloss. 25a is at the end of the street with a K Allan Properties sign outside.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. Council tax banding may change after the sale.





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