



Glenora, Grainbank Road, St Ola, Orkney, KW15 1UA  
**FOR SALE – Offers over £230,000**



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## Glenora, Grainbank Road, St Ola, Orkney, KW15 1UA

- Oil fired Central Heating
- Double glazed wood framed windows
- Requires some modernisation
- Single, attached garage
- Spacious garden grounds
- Shed

Glenora is a single storey detached bungalow which requires some modernisation. Located in Kirkwall, the property is conveniently close to all amenities and enjoys views over countryside and towards the harbour.

Accommodation comprises of 3 bedrooms, sitting room, kitchen and shower room.



### **Entrance**

UPVC external door, vinyl flooring, coat hooks, door leading to hallway.

### **Hallway**

L-shaped, carpet, storage heater, access to attic doors leading to sitting room, kitchen, shower room, bedrooms and storage cupboard.

### **Sitting Room**

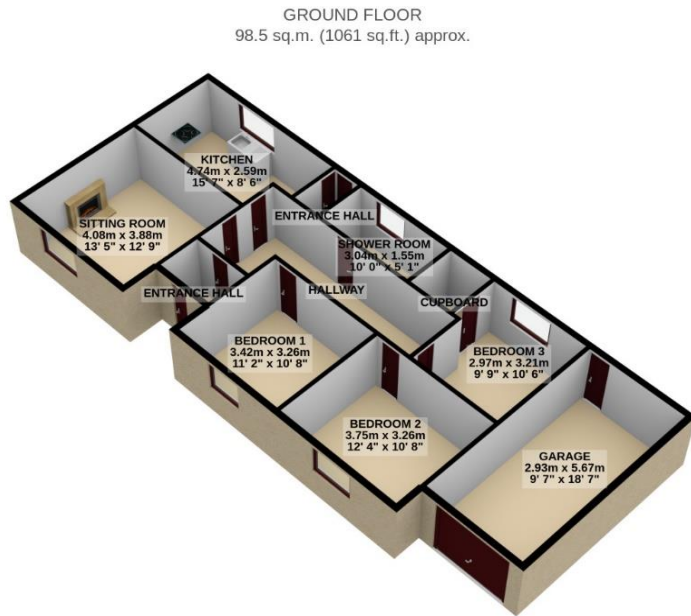
This large sitting room is fitted with carpet flooring. Open fire place with tiled surround. There is a large window overlooking the front garden with glimpses of sea views towards the Northern Isles and Kirkwall Harbour.

### **Kitchen**

Window to the rear with fitted vertical blinds. Ample floor and wall mounted units of a modern style with worktop space and coordinating splash back above. Breakfast bar. Stainless steel sink with mixer tap and drainer. Space and plumbing for dishwasher and washing machine. Integrated oven and hob with extractor above. Vinyl flooring. Radiator. Door to rear garden. Storage cupboard housing meters.

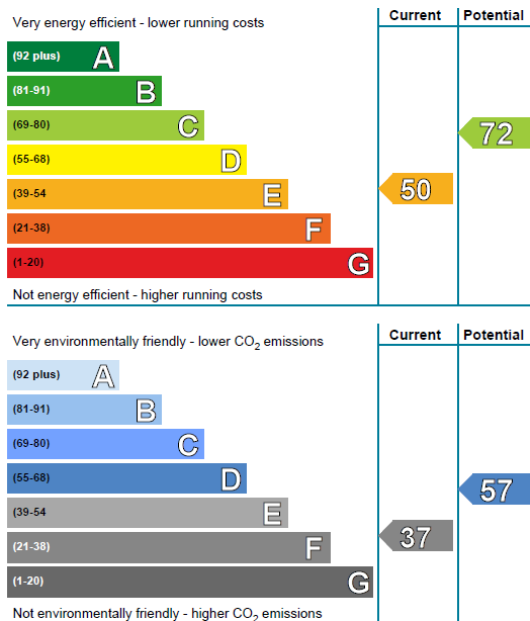


# Floor Plan



TOTAL FLOOR AREA : 98.5 sq.m. (1061 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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## Bedroom 1

Window to the front of the property overlooking the front garden with sea view in the distance. Carpet. Radiator.

## Bedroom 2

Window to the front of the property. Shelved storage cupboard. Carpet. Radiator.

## Bedroom 3

Window to the rear with views over countryside. Built in wardrobe with hanging rail and shelf. Large, walk in cupboard. Carpet. Radiator.

## Shower Room

Privacy glazed window to the rear. Wet room style comprising wash hand basin, W.C. and mains shower with wet wall surround. Radiator. Heated towel rail.

## Outside

Driveway leading to garage, front and back gardens. Sloping pathway with hand rails in front garden leading to front entrance. Path from driveway leading to good sized back garden, back entrance and around side of house to front garden. Shed in back garden. Front and back gardens are partially enclosed and mainly laid to lawn with some mature bushes and shrubs.



## COUNCIL TAX

The subjects are in Band C. 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 E (50).

## SERVICES

Mains electricity, water and drainage

## FIXTURES AND FITTINGS

Carpets and floor coverings are included in the sale price.

## PRICE

Offers over £230,000 are invited.

## VIEWING

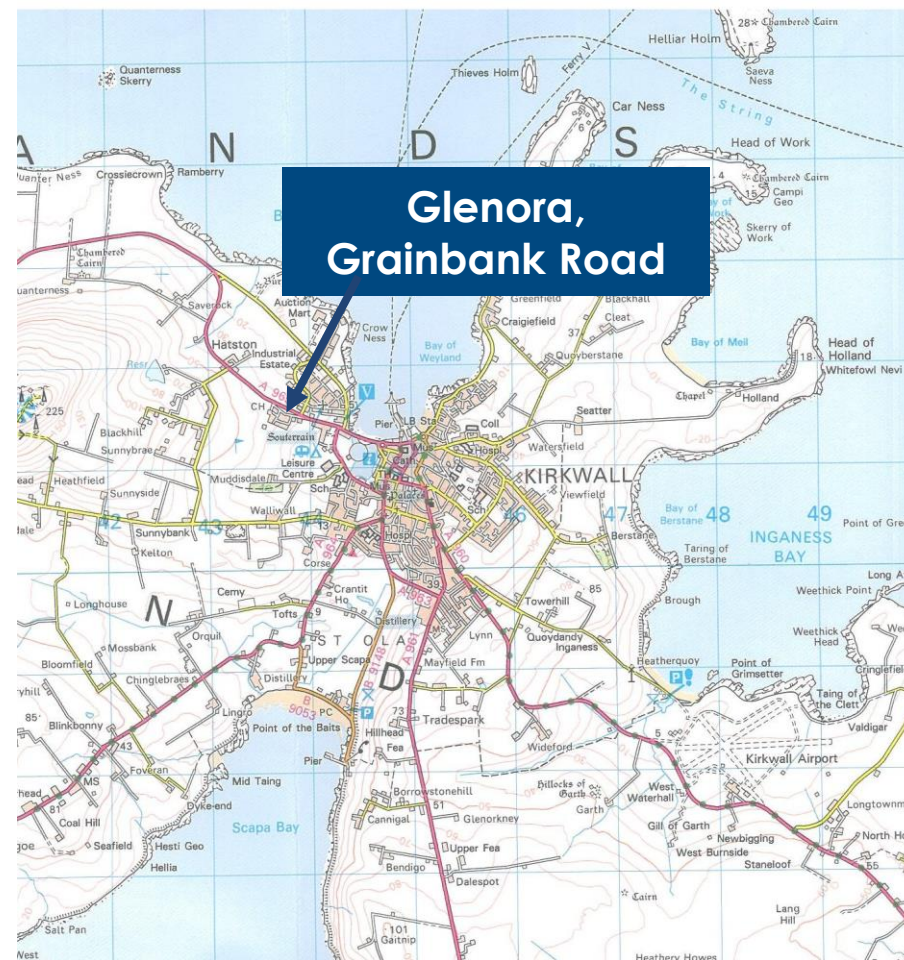
All viewings to be arranged by appointment only through d and h as the sole selling agent:

**Telephone:** 01856 872 216

**Fax:** 01856 872 483

**Email:** [hello@dandh.co.uk](mailto:hello@dandh.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 on the 06 March 2020 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.