



IVY HOUSE, 43 ALBERT STREET, KIRKWALL, ORKNEY, KW15 1HQ

PRICE: OVER £145,000

Available for sale is this B listed 4 bedroomed semi-detached property located in the centre of town.

The Ivy House is full of charm and history and recent renovations include a new roof, fitted kitchen, bathroom, en-suite and windows and doors have been restored throughout.

Some original features still remain such as sash and case windows, window shutters, fireplaces and original hardwood doors.

Storage heaters remain in the property but are not connected.

The building was originally built on reclaimed land sometime in the early 18th century and is why part of the house 'leans' adding more charm. A structural survey was carried out on the property in 2010.

There is so much potential for the Ivy House to be developed further into a family home, flats or possibly commercial use with the appropriate consents so would ideally suit a property investor or developer. Plans have previously been drawn up by an architect.

ACCOMMODATION

Entrance Hall:

6' 04" x 2' 10" 1.93m x 0.86m

Hardwood privacy glazed outer door, tiled flooring, under stairs cupboard with coat hooks, foot well, stairs to first floor landing, doors to kitchen and sitting room.



Kitchen:

13' 09" x 12' 07" 4.19m x 3.85m

Dining kitchen, 2 windows, cupboard with shelves, new fully fitted kitchen with floor and eye level units with worktops above, 1 ½ bowl sink with mixer tap and drainer, Proline Fridge, built in Zanussi oven, hob and extractor hood, door to utility, hardwood outer rear door.

Utility Room:

6' 03" x 4' 00" 1.9m x 1.21m

Water tank, window, laminate flooring, room for appliances, Lec freezer.



Sitting Room:

14' 06" x 13' 09" 4.41m x 4.19m

3 windows with shutters, original feature fireplace with tiled surround, hearth and wooden mantle, 2 glass panelled built in shelved display cupboards.

First Floor Landing:

6' 04" x 3' 00" 1.93m x 0.91m

Window, stairs to 2nd floor landing, half landing to bathroom, doors to master bedroom and bedroom 2.



Master Bedroom:

14' 06" x 14' 04" 4.41m x 4.36m

4 windows with shutters, built in cupboard with hanging rail and shelf, fire place with tiled surround, hearth and wooden mantle, door to en-suite.

En-suite:

6' 05" x 4' 02" 1.87m x 1.27m

Window, shower cubicle with Redring electric shower, WC, WHB, extractor fan.



Bedroom 2:

14' 06" x 13' 07" 4.41m x 4.14m

3 windows with shutters, fireplace with tiled surround and hearth, cupboard with coat hooks.



Bathroom:

12' 04" x 4' 03" 3.75m x 1.29m

Situated off a half landing with stairs up, 2 skylights, extractor fan, WC, WHB, bath, light with shaver point, built in cupboard with shelves.

2nd Floor Landing:

6' 05" x 3' 02" 1.95m x 0.96m

Skylight, doors to bedrooms 3 and 4.

Bedroom 3:

14' 10" x 14' 00" 4.52m x 4.26m

2 sash and case windows, skylight, cupboard with coat hooks.



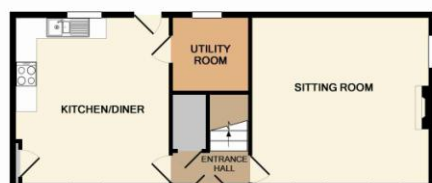
Bedroom 4:

14' 06" x 15' 00" + 6' 06" x 6' 00"
4.41m x 4.57m + 1.98m x 1.82m

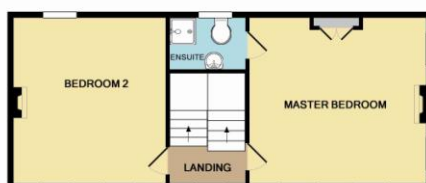
3 windows, skylight, access to attic.

OUTSIDE

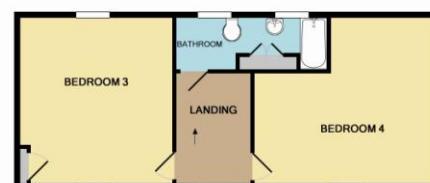
Shared courtyard leads to front door. Iron gates at the rear lead to property from Albert Street.



GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1377 SQ.FT. (128.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX

The subjects are in Band D. The charge for the year 2012/2013 is £1430.57 (£1072.93 for single person household).

The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

EPC RATING

The property has an energy efficient rating of band G (1).

SERVICES

Mains services, telephone.

FITTINGS AND FIXTURES

Fridge & freezer are included in the sale price.

VIEWING

For an appointment to view telephone the subscribers on (01856) 872216.

PRICE

Offers over £145,000 are invited.

NOTES

These particulars have been prepared following an inspection of the property on 30th May 2012 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. 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.



2ND FLOOR
APPROX. FLOOR
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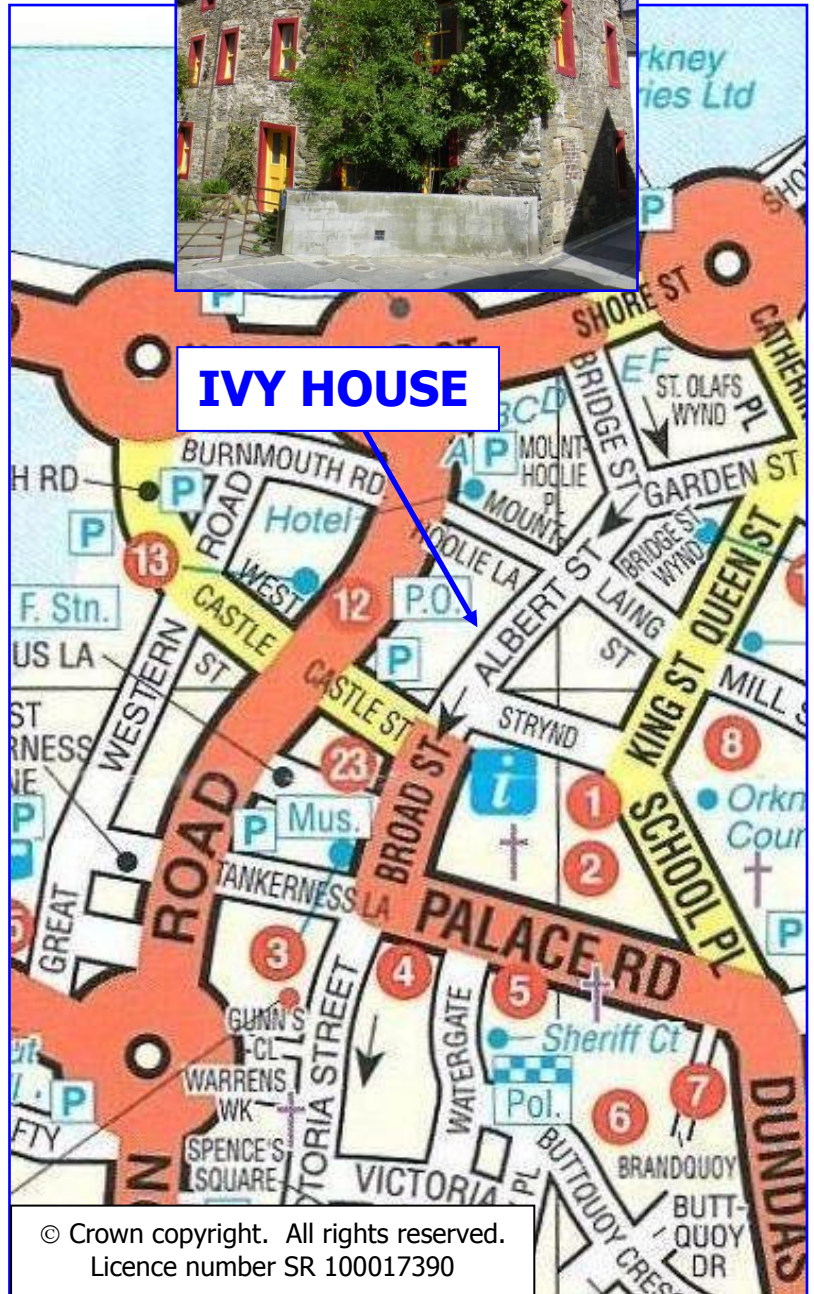


1ST FLOOR
APPROX. FLOOR
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GROUND FLOOR
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