



Offers over £220,000

5 Rosebank
Kirkwall, KW15 1WU

Harcus.



5 Rosebank is an exceptionally spacious two bedroom bungalow situated in a quiet and desirable private residential development on the outskirts of Kirkwall.

Accommodation comprises Living room, Dining Kitchen, two double Bedrooms with one En-suite and a Bathroom.



2 bedrooms



2 bathrooms



1 Public room

Entrance Vestibule & Hallway

The front vestibule has a glazed inner door leading into the spacious hallway with neutral décor and carpeting. Abundant storage provided by cloak cupboard and a large shelved airing cupboard. Radiator.



Hallway

Utility room

2.89m x 2.31m (9ft 5" x 7ft 6")

Spacious utility room fitted with eye and floor level units. Stainless steel sink and workspace. Plumbed for a washing machine and room for drier. Housing the oil boiler. Extractor fan and a radiator. Access to the floored attic. External rear door.



Utility room

Dining Kitchen

4.55m x 4.10m (14ft 11" x 13ft 5")

This dining kitchen is fitted with a quality range of units at floor and eye level with integrated fridge, dishwasher, double oven, hob and cooker hood. Good run of workspace with splashback. Ample room for a table and chairs. Glazed doors to the hallway and the living room. Television point. Radiator.



Living room

4.58m x 4.56m (15ft x 14ft 11")

Situated to the front of the property with two large windows drawing in the natural light. Carpeted and with elegant decor. Glazed doors to the hallway and to the kitchen. Television point and telephone point. Radiator.



Bedroom 1

3.77m x 3.31m (12ft 4" x 10ft 10")

Double bedroom to the front of the property with a built-in double wardrobe with mirror doors, hanging rails and shelving. Carpeted and with warm decor. Television and a telephone point. Radiator

En-suite

2.19m x 1.64m (9ft 5" x 7ft 6")

Fitted with a two piece white suite and corner shower cubicle. Vinyl flooring and chic lined walls. Heated towel rail, extractor fan and modesty glazed window.



Bedroom 1



En-suite



Bedroom 1

Bathroom

2.39m x 2m (7ft 10" x 6ft 6")

Well appointed bathroom fitted with a white three piece suite including wash hand basin, W.C. and a shower over the bath. Modesty glazed window, heated towel rail and an extractor fan.



Bathroom

Bedroom 2

3.88m x 3.39m (12ft 8" x 11ft 1")

This spacious bedroom is carpeted and has warm decor. Built-in triple wardrobe with mirror doors, hanging rails and shelving providing excellent storage. Television and a telephone point, Radiator.



Bedroom 2

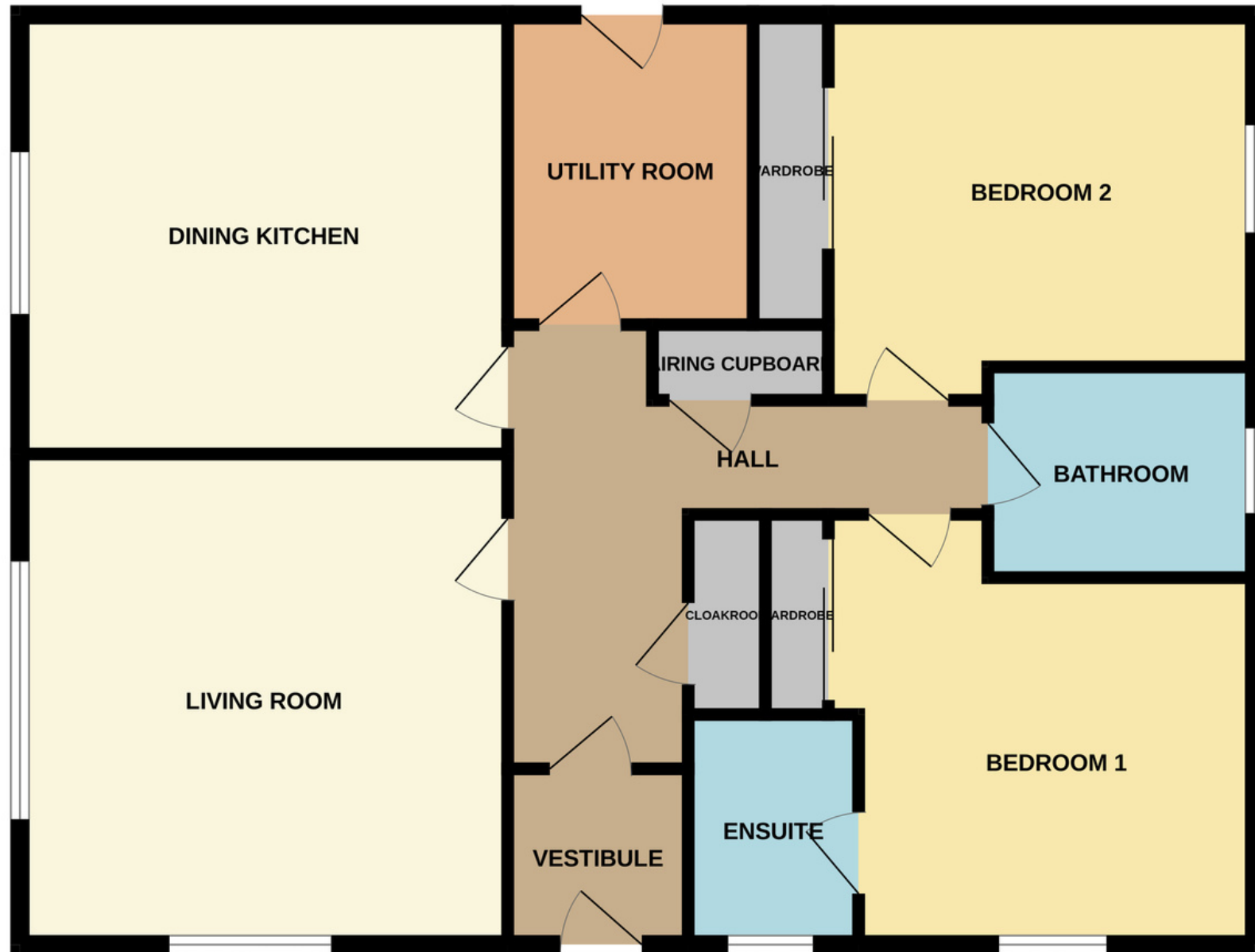


Outside

A shared tarmac driveway leads to the property. The front and side garden areas are laid to lawn with a paved pathway. To the rear is a stone chipped driveway and a drying area.



Floorplan



5 Rosebank benefits from uPVC double glazed windows and doors and oil central heating.

Services – Mains services, Private Septic tank

Council Tax

Band D. This may be re-assessed when the property is sold.

Energy Performance Rating

Band C

Entry

By arrangement.

Fittings & fixtures

All floor coverings and light fittings are included in the sale.

Price

Offers over £220,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law

Arrange a viewing

Contact us


Harcus Law
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Opening hours:

Monday to Friday 09:00 - 17:00

Closed for an hour 13:00 - 14:00

 **01856 877 866**

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