



Offers over £175,000

42 Craigie Crescent
Kirkwall, KW15 1EP

Harcus.



Offered for sale is this well presented three bedroom semi-detached property situated in a popular residential area a short walk from the schools and the town centre.

This property has recently had an attractive conservatory added and new landscaping to the front garden.

Accommodation comprises Living room, Kitchen, Rear Vestibule/Utility, Conservatory, three Bedrooms and a Bathroom.

 3 bedrooms

 1 bathrooms

 1 Public room

Conservatory

2.87m x 2.48m (5ft 5" x 4ft 4")

Perfect space to relax and unwind. Glazed to three sides with a glazed external door. Vinyl flooring.

Hallway

The hallway has laminate flooring and a carpeted staircase. Under stair cupboard offering storage and housing the oil boiler.



Conservatory

Living room

4.37m x 3.70m (14ft 4" x 12ft 1")

Beautiful bright room with a large window allowing a lovely flow of natural light. Multi-fuel stove set on a stone hearth providing a welcoming cosy focal point. Laminate flooring and elegant decor. Television and a telephone point. Radiator.



Living room



Kitchen

4.72m x 2.82m (15ft 5" x 9ft 3")

Nobilis kitchen fitted with units at floor and eye level and incorporating an eye level oven, hob and an extractor hood. Space for a table and chairs. Vinyl flooring and a large window overlooking the rear garden. Radiator.

Rear Vestibule/Utility room

2.19m x 1.53m (7ft 2" x 5ft)

With worktop space and a double eye level unit. Space for a drier and a fridge freezer. Hot water cupboard. External door to the rear garden.





Bedroom 1

4.26m x 2.60m (13ft 11" x 8ft 6")

Double bedroom situated to the rear of the property. Carpeted and with neutral décor. Ample space for freestanding bedroom furniture. Radiator.



Bedroom 1

Bathroom

1.98m x 1.86m (6ft 6" x 6ft 1")

Well appointed bathroom with a shower over the bath and the wash hand basin and W.C. fitted into a vanity unit. Tiled flooring and tiling to the walls. Modesty glazed window. Heated towel rail.



Bathroom



Bedroom 2



Bedroom 3

Bedroom 2

3.96m x 2,48m (12ft 11" x 8ft 2")

This double bedroom is carpeted and has neutral decor with a chic feature wall. Window to the front of the property enjoying the view to Scapa Bay. Built-in wardrobes with hanging rails and shelving providing storage. Radiator.

Bedroom 3

2.99m x 2,51m (9ft 9" x 8ft 2")

This bedroom is situated to the front of the property. Carpeted and with warm neutral decor. Built-in wardrobe providing storage. Telephone point. Radiator.

Steps lead up to the front garden which is easily maintained with stone chips and a pathway leading around to the rear garden. The rear garden is paved with a drying area and flower beds.

Stone shed

2.95m x 2,22m (9ft 8" x 7ft 3")

Offering outside space for storage.



42 Craigie Crescent has uPVC doors and window and benefits from oil central heating throughout

Services

Mains services

Council Tax

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

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

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

Price

Offers over £175,000

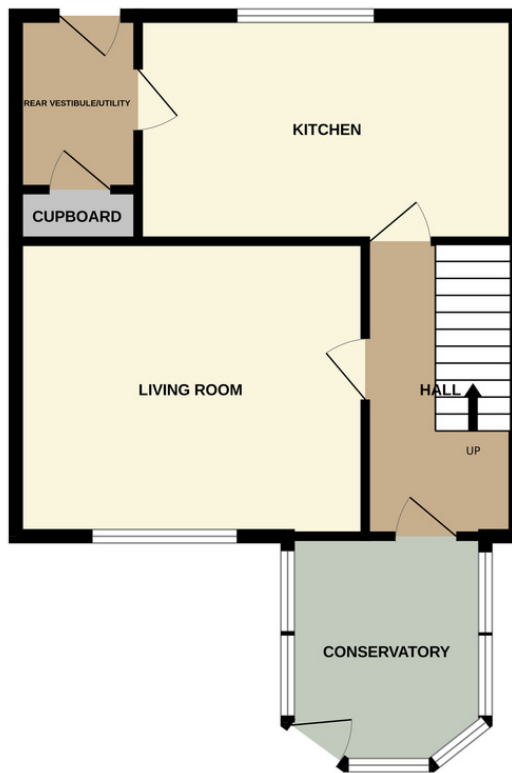
Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law

GROUND FLOOR



1ST FLOOR



Floorplan





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 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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