



Offers over £130,000

12 Garden Street
Kirkwall, KW15 1JA

Harcus.



GARDEN STREET

AK59 FVM



Offered for sale is this spacious two bedroom flat located in the heart of Kirkwall with all local amenities on it's doorstep.

Accommodation comprises Hallway, Living room, Dining Kitchen, Shower room and two Bedrooms.

Tastefully decorated and presented throughout.

This property is sure to prove attractive to the first time buyer, young couple or property investor.



2 bedrooms



1 bathroom



1 Public room

Entrance vestibule

1.33m x 1.14m (4ft 4" x 3ft 8")

The entrance vestibule has vinyl flooring and coat hooks.

Hallway

The carpeted staircase has an oak balustrade and leads up to the first floor and the living room on the upper floor. Storage cupboard. Telephone point.

Living room

5.06m x 3.98m (16ft 7" x 13ft)

The stylish living room is carpeted and with neutral decor. Alcove for a decorative electric fire. Velux window to the rear. Storage cupboard. Television point.





Dining Kitchen

4.06m x 4.03m (13ft 3" x 13ft 2")

Stylish Nobilia kitchen fitted with units at floor and eye level and a good run of worktop space. Integrated oven, hob and cooker hood. Space for a fridge freezer and plumbed for a washing machine. Ample space for a table and chairs. With vinyl flooring and a window to the side and one to the rear. Panel heater.



Bedroom 1

3.50m x 3.19m (11ft 5" x 10ft 5")

This spacious double bedroom benefits from built-in wardobes with hanging rails and shelving. Carpeted and with neutral decor. Telephone point. Panel heater.





Shower room

2.20m x 1.91m (7ft 2" x 6ft 3")

Fitted with a shower, W.C. and a wash hand basin. Vinyl flooring and two modesty glazed windows to the rear. Heated towel rail.

Bedroom 2

2.73m x 2.36m (8ft 11" x 7ft 8")

This bedroom is situated to the front of the property. Carpeted and with matching neutral decor. Telephone point. Panel heater.



Floorplan

There is a tarmac parking area to the rear, shared with the property below.

12 Garden Street is situated in the Kirkwall Conservation Area and has uPVC double glazed windows and electric heating.

Services

Mains services

Council Tax

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

Energy Performance Rating

Band F

Entry

By arrangement.

Fittings & fixtures

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

Price

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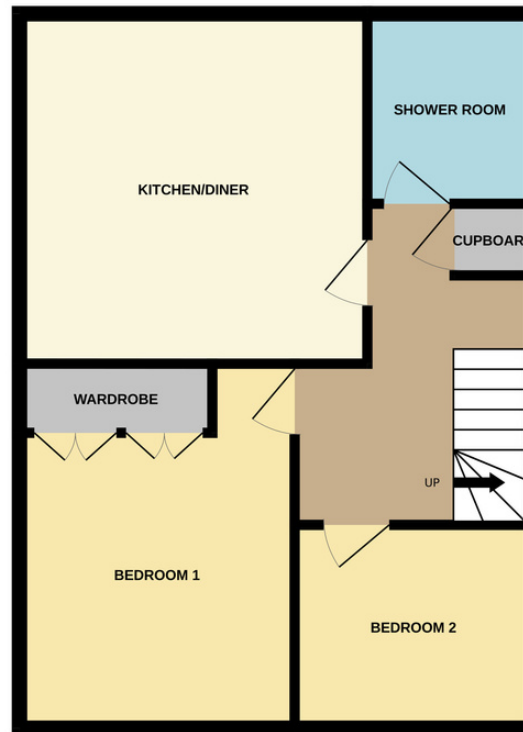
Interested parties

Please note your interest to Harcus Law.

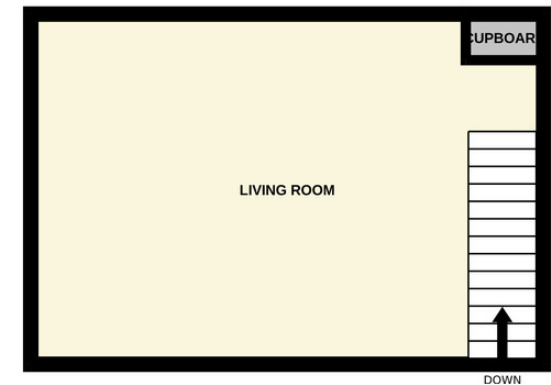
Offers

Written offers should be submitted to Harcus Law

First floor



Second floor





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KW15 1HR

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 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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