



Offers over £195,000

20 McLeod Drive
Kirkwall, KW15 1ZG

Harcus.



Well presented semi-detached family home with off street parking. Ideally situated in a desirable residential area close to the local supermarkets, Pickaquooy Sports Centre, Glaitness Primary School and a short walk to the town centre with all local amenities.

Accommodation comprises Entrance, Living room, Kitchen/Diner, Utility room and a Toilet on the ground floor, with a Landing, 3 Bedrooms and a Bathroom on the first floor.

 3 bedrooms

 2 bathrooms

 1 Public room

Entrance

1.85m x 1.71m (6ft x 5ft 7")

The entrance is carpeted with a staircase leading to the upper accommodation. Coat hooks. Meter cupboard.



Landing

The staircase leads to the spacious landing. Hatch with a Ramsey ladder to the partially floored attic. Airing cupboard and an air source heating unit.





Kitchen/Diner

3.49m x 2.71m (11ft 5" x 8ft 10")

Fitted with a range of units at floor and eye level along with a good run of worktop space. Integrated Neff oven and induction hob with an extractor hood. Space for a fridge/freezer and plumbing for a dishwasher. Space for a table and chairs. Vinyl flooring and a window overlooking the rear garden. Television point.



Utility room

1.99m x 1.85m (6ft 6" x 6ft)

Plumbed for a washing machine and space for a drier. Worktop space. Vinyl flooring. External door to the rear garden.

Toilet

1.99m x 1.71m (6ft 6" x 5ft 7")

Fitted with a W.C. and a wash hand basin. Vinyl flooring and a modesty glazed window to the side. Large under stair cupboard. Heated towel rail.



Living room

4.78m x 3.67m (15ft 8" x 12ft) at widest

Well presented living room with a good flow of light from the large window to the front of the property. With neutral decor and carpeting. Three television and telephone points. Air source heating unit.





Bedroom 1

4.20m x 2.46m (13ft 9" x 8ft)

Double bedroom situated to the front of the property. Carpeted and with neutral décor. Fitted with a hanging rail and shelf. Television point. Panel heater.



Bedroom 2

3.11m x 2.71m (10ft 2" x 8ft 10")

This double bedroom has neutral decor and carpeting and a window looking out to the rear of the property. Television point. Panel heater.





Bathroom

2m x 1.99m (6ft 6" x 6ft 6")

Well appointed bathroom comprising of a shower over the bath, W.C. and a wash hand basin. Vinyl flooring and a modesty glazed window. Extractor fan. Heated towel rail.

Bedroom 3

3m x 2.26m (9ft 10" x 7ft 5")

This bedroom is currently utilised as an office. Built-in shelved cupboard. Window to the front of the property. Television point. Panel heater.





To the front of the property is an easily maintained gravelled area with a tarmac drive to the side.

To the rear and side of the property is a patio with a wooden garden shed included in the sale. The rear garden is laid to lawn with high level modesty fencing. Perfect for relaxation and safe child's play.



20 McLeod Drive has uPVC double glazed windows & external doors. Air to air source heating units and panel heaters and fitted with a mechanical ventilation heat recovery system.

There is an annual charge for communal ground maintenance.

Services

Mains services

Council Tax

Band C. This may be reassessed when the property is sold.

Energy Performance Rating

Band B

Entry

By arrangement.

Fittings & fixtures

All floor coverings, most blinds, light fittings and garden shed are included in the sale.

Price

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Interested parties

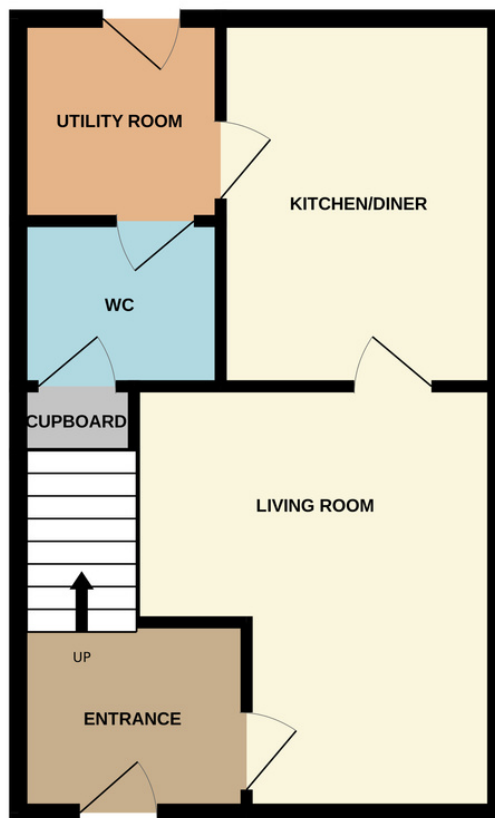
Please note your interest to Harcus Law.

Offers

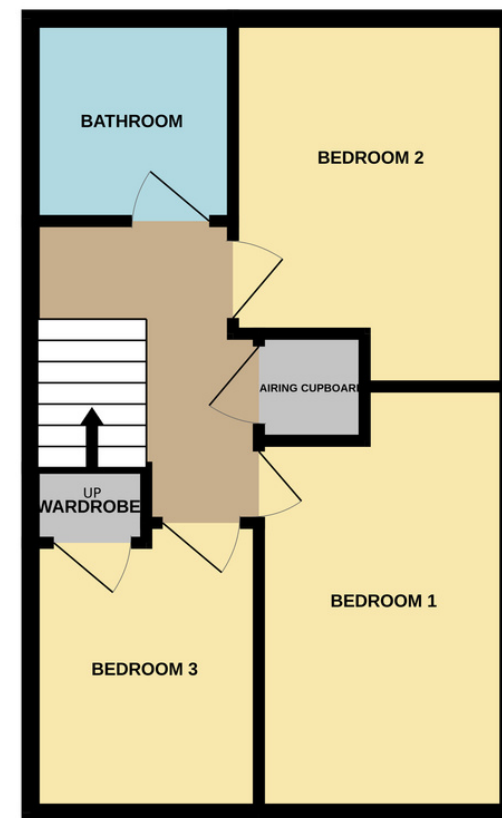
Written offers should be submitted to Harcus Law

Floorplan

GROUND FLOOR



FIRST FLOOR





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13 Bridge Street Kirkwall, Orkney
KW15 1HR

Opening hours:
Monday to Friday 09:00 - 17:00
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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