



Offers over £225,000

37 Scapa Crescent
Kirkwall, KW15 1RL


Harcus.



Offered for sale is this spacious three bedroom bungalow with an integral garage situated in a desirable sought after area, a short walk from the town centre with all local amenities.

Accommodation comprises of Entrance Vestibule, Hallway, Living room, Kitchen/Diner, Utility room, Bathroom, three Bedrooms and a W.C.



 3 bedrooms

 2 bathrooms

 1 Public room

Living room

4.64m x 4.40m (15ft 2" x 14ft 5")

This welcoming living room has a large window to the front allowing an excellent flow of natural light. Carpeted and with neutral décor and a chic feature wall. Electric fire with wood surround providing a focal point. Television and a telephone point. Storage heater.





Utility room

Entrance vestibule

1.18m x 1.10m (3ft 10" x 2ft 11")

With vinyl flooring and an inner glazed door and side panel.

Hallway

5.79m x 0.91m + 3.29m x 1.18m
(18ft 11" x 2ft 11" + 10ft 9" x 3ft 10")

Spacious hallway which is carpeted and offers good storage in the form of a shelved cupboard and an airing cupboard. Access to the attic. Storage heater.

Utility room

2.46m x 1.61m (8ft x 5ft 3")

Plumbed for a washing machine and a drier with space for an upright fridge freezer. Worktop space. Two deep storage cupboards. Door leading to the garage.

W.C.

2.45m x 1.17m (8ft x 3ft 10")

Fitted with a wash hand basin and a W.C. Modesty glazed window and vinyl flooring.

Garage

6.17m x 3.23m (20ft 2" x 10ft 7")

Integral garage with an up and over door. External door to the rear garden.



W.C.



Kitchen/Diner

5.44m x 2.72m (17ft 10" x 8ft 11")

The kitchen is fitted with floor and eye level units, integrated fridge and dishwasher. Cooker point. Excellent run of worktop space incorporating a breakfast bar. The dining area has ample room to accommodate a table and chairs. Two windows overlook the rear garden. Vinyl flooring. Storage heater.



Kitchen/Diner



Bedroom 1

3.88m x 3.27m (12ft 8" x 10ft 8")

This double bedroom is situated to the front of the property and offers exceptional storage in the form of a large double wardrobe with mirror doors along with a built-in vanity unit, shelving and cupboards.



Bedroom 1

Bedroom 2

3.23m x 2.87m (10ft 7" x 9ft 5")

This double bedroom has a window overlooking the rear garden. Carpeted and with neutral decor. Triple built-in wardrobe with hanging rails and shelving providing excellent storage.





Bathroom

Bathroom

2.72m x 1.69m (8ft 11" x 5ft 6")

Well appointed bathroom fitted with a shower over the bath, W.C. and a wash hand basin. Heated towel rail.

Bedroom 3

3.26m x 2.61m (10ft 8" x 8ft 6")

This double bedroom is situated to the front of the property. Carpeted and with neutral decor.



Bedroom 3



Outside

There is a driveway to the front with a large garden laid to lawn. A pathway encompasses the property with the rear garden also laid to lawn with a gravelled area.



37 Scapa Crescent has a combination of wooden and uPVC double glazed windows and electric heating.

Services

Mains services

Council Tax

Band D. This may be reassessed 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 £225,000

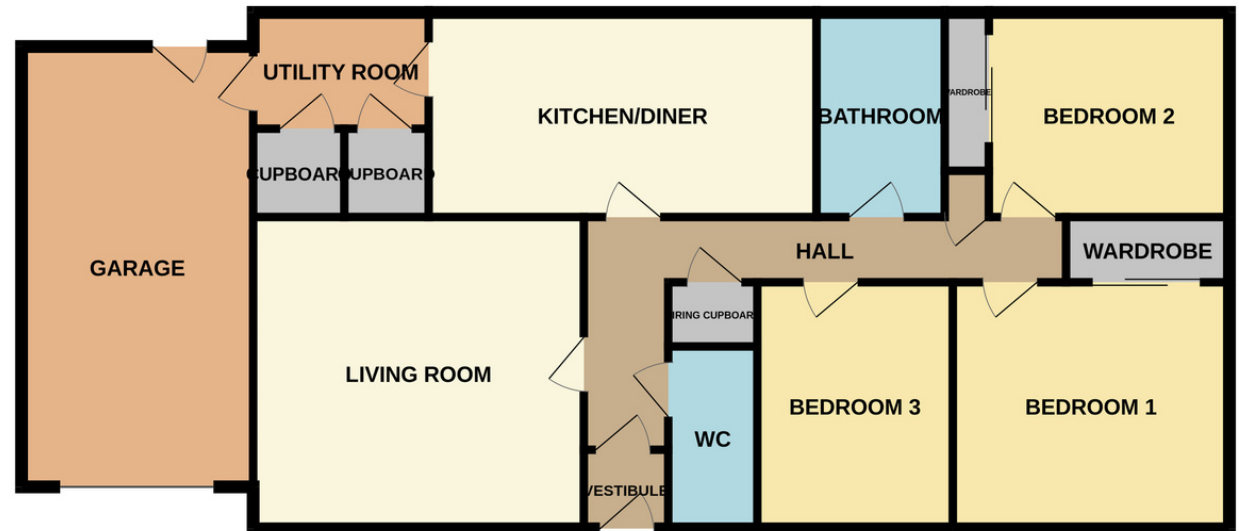
Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law

Floorplan





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 **01856 877 866**

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