



Offers over £165,000

The Toon Hoose
11a King Street, Kirkwall, KW15 1JF

Harcus.



The Toon Hoose is a beautifully presented and spacious two bedroom end of terrace dwellinghouse ideally situated close to the town centre with all local amenities.

The property comprises of an open plan Kitchen/Dining/Living room, Bathroom and two double Bedrooms. There is also a driveway and a garage with a shared courtyard and garden to the rear.

Currently operating as a successful self catering property but would equally be perfect for a first time buyer or professional couple.

All items in the property are available to purchase by separate negotiation.



 **2 bedrooms**

 **1 bathrooms**

 **1 Public room**

Entrance Hall

The entrance door leads into the hallway with the carpeted staircase leading to the upper landing. Understair storage. Telephone point. Air source heating unit.

Living room

5.23m x 3.61m (17ft 1" x 11ft 10")

This living room is beautifully presented with neutral décor and a chic feature wall. Shelled display alcove with a cupboard. Large window to the front and a window to the rear allowing a lovely flow of light. Wall mounted electric fire. Television point.





Kitchen/Diner

3.47m x 3.16m (11ft 4" x 10ft 4")

Well appointed modern and bright kitchen fitted with floor and eye level units. Good run of worktop space and a window to the front of the property. Plumbed for a washing machine and a dishwasher. Cooker point. Space for an undercounter fridge. Glazed door to the hallway. Air source heating unit.



Landing

The landing is carpeted and has a window looking out to the rear garden. Storage cupboard. Access to the attic space which may have potential to develop subject to the appropriate permissions being obtained.

Bedroom 1

3.65m x 3.19m (11ft 11" x 10ft 5")

Beautiful bright and spacious double bedroom situated to the front of the property. Carpeted and with elegant decor. Built-in wardrobe space with hanging rail and shelving. Panel heater.





Bedroom 2

3.49m x 3.19m (11ft 5" x 10ft 5")

Chic double bedroom with carpeting and muted co-ordinating décor. Window to the front of the property. Ample space for freestanding bedroom furniture. Panel heater.



Bathroom

2.63m x 1.95m (8ft 7" x 6ft 4")

The bathroom comprises of a shower over the bath and a W.C. and wash hand basin fitted into a vanity unit. Modesty glazed window. Airing cupboard. Fan heater.



Garage

6.29m x 3.80m (20ft 7" x 12ft 5")

The garage has an up and over vehicular door and an external door.

To the rear of the property is a shared courtyard and garden. Sheltered area with some mature planting and a drying facilities.



Floorplan

The Toon Hoose benefits from air source heating and panel heaters. The property is well maintained and is tastefully decorated throughout.
Situated in the Kirkwall Conservation Area.

Services

Mains services

Council Tax

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

Energy Performance Rating

Band E

Entry

By arrangement.

Fittings & fixtures

All floor coverings, curtains, blinds and light fittings are included in the sale. All other items are available by separate negotiation.

Price

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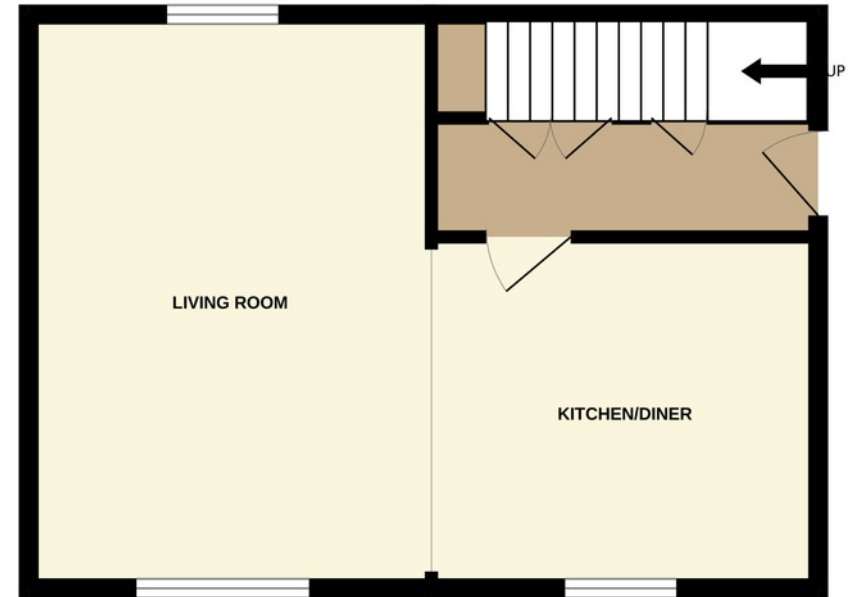
Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

Ground Floor



First Floor





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 **enquiries@harcuslaw.co.uk**

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