



Offers over £155,000

Kemworth
Upper Crantit Road, Kirkwall, KW15 1RW

Harcus.



Offered for sale is this three bedroom detached bungalow with a garage and garden situated in a small quiet residential area on the outskirts of Kirkwall. The property is located close to the Hospital and within walking distance to all local amenities.

Accommodation comprises of Entrance Vestibule, Hallway, Living room, Kitchen/Diner, Rear Vestibule Bathroom and three Bedrooms.

 3 bedrooms

 1 bathrooms

 1 Public room

Entrance vestibule

3.38m x 1.61m (11ft 1" x 5ft 3")

With a window to the front and side. Inner door to the hallway. Radiator.

Hallway

The hallway has vinyl flooring and neutral decor. Hatch to the attic space. Radiator.

Rear porch

3.13m x 1.39m (10ft 3" x 4ft 6")

Airing cupboard. Radiator.

Bathroom

2.57m x 1.98m (8ft 5" x 6ft 6")

Comprising of a shower over the bath, W.C. and a wash hand basin fitted into a vanity unit. Modesty glazed window to the rear. Extractor fan. Heated towel rail.



Bathroom



Kitchen/Diner

6.29m x 3.06m (20ft 7" x 10ft)

Fitted with floor and eye level units and a good run of worktop space with a splashback. Five burner gas rangemaster with a cooker hood. Plumbed for a dishwasher and a washing machine and space for a fridge freezer. Ample space for a table and chairs. Vinyl flooring and a window to the rear. Radiator.



Living room

4.88m x 4.39m (16ft x 14ft 4")

Beautifully bright room with two large windows allowing a lovely flow of natural light. Open fireplace with a stone hearth and surround providing a cosy feature focal point. Television and a telephone point. Radiator.





Bedroom 1

3.69m x 3.40m (12ft 1" x 11ft 1")

Double bedroom situated to the front of the property. Carpeted and with neutral décor. Built-in wardrobes with hanging rails and shelving. Radiator.



Bedroom 1

Bedroom 2

3.40m x 2.66m (11ft 11" x 8ft 8")

This carpeted double bedroom looks out to the rear of the property. Carpeted and with neutral decor. Radiator.



Bedroom 2

Bedroom 3

3.08m x 2.92m (10ft 1" x 9ft 7")

This bedroom has a window to the rear. Neutral decor and vinyl flooring. Radiator.



Bedroom 3



Garage

6.48m x 4m (21ft 3" x 13ft 1")

Detached garage with a double wooden door and a window.

Shed

2.38m x 2.24m (7ft 9" x 7ft 4")

Housing the oil boiler. With power and lighting.

There is a parking area to the side of the property.
The garden grounds are mainly laid to lawn with mature hedging and planting.



Kemworth has oil central heating and wooden double glazed windows.

Floorplan

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, blinds, light fittings and range cooker are included in the sale. Other white goods available by separate negotiation.

Price

Offers over £155,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law





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 **01856 877 866**

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