



Offers over £140,000

Little Corse Cottage  
Old Finstown Road, St Ola, KW15 1TW

Harcus.



Offered for sale is this charming and characterful one bed cottage, complete with a mature garden to the rear. Situated on the outskirts of Kirkwall with views over the surrounding farmland and to the town.

Accommodation comprises of a Hallway, Living room, Kitchen, Rear Porch/Utility, Shower room and a double Bedroom.

 1 bedrooms

 1 bathrooms

 1 Public room

### Hallway

6.51m x 0.84m (21ft 4" x 2ft 9")

The entrance hallway has vinyl flooring and a window to the front. Shelved alcove. Quantum storage heater.

### Rear porch/Utility

2.97m x 2.49m (9ft 8" x 8ft 2")

Accessed from the kitchen and offering plumbing for a washing machine and a drier. External door to the garden.



## Living room

4.40m x 3.52m (14ft 5" x 11ft 6")

Charming living room with a window to the front, side and one to the rear. Open fireplace with a stone hearth and surround providing a welcoming and cosy focal point. Corner sofa is included in the sale.

Carpeted and with an elegant feature wall. Television point. Quantum storage heater.





## Kitchen

4.27m x 3.27m (14ft x 10ft 8")

Fitted with floor and eye level units and an integrated oven, hob and extractor fan. Space for a fridge freezer. Two built-in cupboards, one housing the hot water cylinder. With vinyl flooring and a window to the front and to the rear. Room for a table and chairs. Quantum storage heater.





### **Bedroom**

3.96m x 2.88m (12ft 11" x 9ft 5")

Double bedroom with two windows looking out to the rear of the property. With vinyl flooring and warm decor. Shelved alcove. Panel heater.

### **Shower room**

2.88m x 1.55m (9ft 5" x 5ft 1")

Fitted with a white suite comprising of a wash hand basin, W.C. and a shower. Tiled flooring and a modesty glazed window. Heated towel rail.



To the side of the property is a parking space.  
The secluded garden to the rear has an abundance of mature shrubs and bushes with areas laid to lawn.



Little Corse Cottage has uPVC double glazed windows and electric heating.

## Services

Mains services

### Council Tax

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

### Energy Performance Rating

Band E

### Entry

By arrangement.

### Fittings & fixtures

All floor coverings, blinds, curtains, light fittings and corner sofa are included in the sale.

### Price

Offers over £140,000

### Interested parties

Please note your interest to Harcus Law.

### Offers

Written offers should be submitted to Harcus Law

## Floor Plan







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## Arrange a viewing

### Contact us

Harcus Law  
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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