



Offers over £140,000

10 Parkside  
Finstown, KW17 2EN

Harcus.



**Offered for sale is this spacious three bedroom semi-detached property with lovely views to The Ouse at the rear.**

10 Parkside is ideally located in the picturesque village of Finstown with a shop, post office and primary school all within pleasant walking distance.

Accommodation comprises of Entrance Hallway, Living room, Kitchen, Shower room, three Bedrooms and a Bathroom.

This property is sure to prove attractive to young families, first time buyers or as a property investment.



**3 bedrooms**



**2 bathrooms**



**1 Public room**

### **Entrance Hall**

The spacious and bright entrance hall has vinyl flooring and a storage cupboard and an understairs cupboard. Carpeted staircase with a window on the half turn. Storage heater.

### **Landing**

The landing is carpeted and has a large walk-in cupboard (1.49m x 1.24m) with shelving providing excellent storage. Access to the attic.



## Living room

6.29m x 3.40m (20ft 7" x 11ft 1")

Well proportioned living room with a window to the front and one to the rear of the property drawing in the natural light on offer. Vinyl flooring and an elegant feature wall. Television point. Storage heater.





### **Kitchen**

3.79m x 2.13m (12ft 5" x 6ft 11")

Fitted with floor and eye level units and a good run of worktop space with a tiled splashback. Gas cooker point. Plumbed for a washing machine and space for a fridge. Vinyl flooring. Storage heater.





### **Shower room**

2.19m x 1.76m (7ft 2" x 5ft 9")

Wet style spacious shower room. Modesty glazed window to the side and a high level window to the front. Heated towel rail.

### **Bedroom 1**

3.96m x 3.10m (12ft 11" x 10ft 2") max

Spacious double bedroom with a window to the front of the property. Carpeted and with warm decor. Cupboard housing the hot water tank. Panel heater.





### **Bedroom 2**

3.96m x 3.10m (12ft 11" x 10ft 2")

This double bedroom is carpeted and enjoys the outlook to the rear over The Ouse. Telephone point. Panel heater.

### **Bedroom 3**

3.29m x 2.22m (10ft 9" x 7ft 3")

This bedroom is situated to the front of the property. Carpeted and with warm decor. Panel heater.





### **Bathroom**

2.09m x 1.71m (6ft 10" x 5ft 7")

Comprising of a shower over the bath, W.C. and a wash hand basin. Modesty glazed window. Heated towel rail.





## Grounds

To the front of the property is a small garden laid to lawn.

The rear garden is laid to lawn with a timber garage and two storage sheds.



# Floorplan

10 Parkside has wooden double glazed windows, a uPVC external door and electric heating.

## Services

Mains services

## Council Tax

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

## Energy Performance Rating

Band E

## Entry

By arrangement.

## Fittings & fixtures

All floor coverings and garden sheds are included in the sale.

## Price

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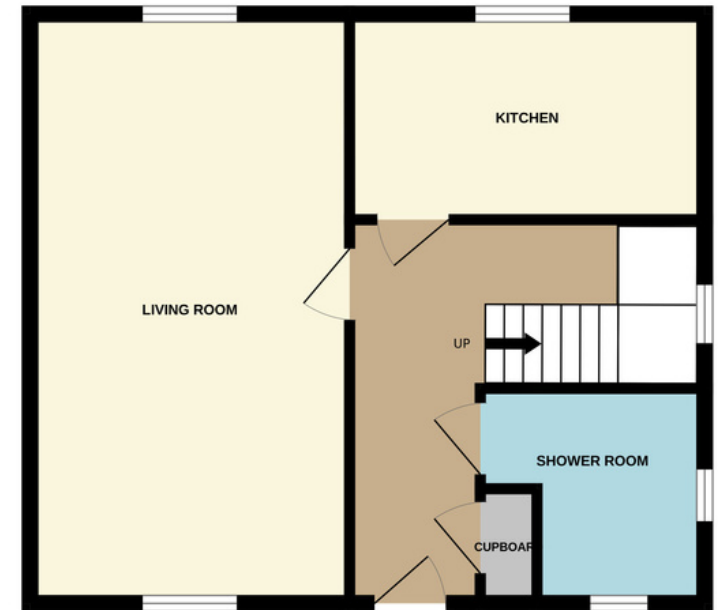
## Interested parties

Please note your interest to Harcus Law.

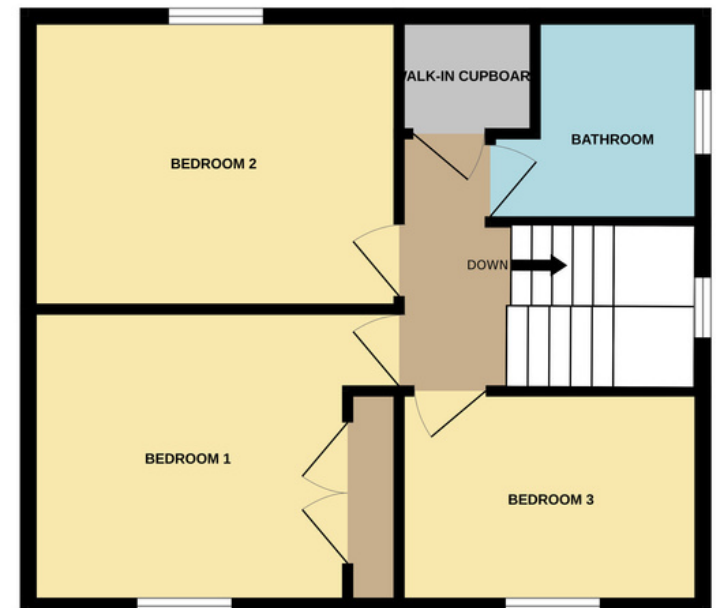
## Offers

Written offers should be submitted to Harcus Law

Ground Floor



First Floor





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**rightmove**

**OnTheMarket**

## 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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