



Offers over £165,000

5 Earl Sigurd Street
Kirkwall, KW15 1QE

Harcus.



Offered for sale is this two bedroom semi-detached bungalow with garden situated in a desirable area within walking distance of the schools and town centre with all local amenities.

Accommodation comprises of Entrance vestibule, Hallway, Living room, Kitchen, Shower room and two double Bedrooms.



2 bedrooms



1 bathroom



1 Public room

Entrance vestibule

1.66m x 1.07m (4ft 2" x 3ft 6")

With wood flooring and a half glazed door to the hallway.

Hallway

3.33m x 1.07m (10ft 11" x 3ft 6")

The wooden floor continues through from the vestibule. Access to the attic. Air source heating unit.



Living room

4.18m x 3.76m (13ft 8" x 12ft 4")

This welcoming living room is carpeted and with neutral decor. Window to the front. Fireplace (not currently in use) with a tiled hearth and surround. Built-in shelved cupboard. Television and a telephone point. Air source heating unit.





Kitchen

3m x 2.62m (9ft 10" x 8ft 7")

The kitchen is fitted with a range of units at floor and eye level. Good run of worktop space with a tiled splashback. Integrated oven and hob. Space for a fridge freezer. Window and an external door to the rear garden.



Shower room

1.96m x 1.79m (6ft 5" x 5ft 10")

Fitted with a wet style shower, W.C. and a wash hand basin. Modesty glazed window. Fan heater and a heated towel rail.



Bedroom 1

3.52m x 3.39m (11ft 6" x 11ft 1")

This double bedroom is carpeted and with warm décor. Window to the front of the property. Two built-in wardrobes. Telephone point.



Bedroom 2

3.52m x 2.55m (11ft 6" x 8ft 4")

Carpeted and with neutral decor. Built-in shelved cupboard providing storage. Window looking out to the rear garden.





Outside

To the front of the property is a small garden and a pathway leading around to the rear garden which is laid to lawn with mature trees and bushes bordering. Concrete block shed with a uPVC door and double glazed window providing storage.



Floorplan

5 Earl Sigurd Street has uPVC double glazed windows & external doors and air source heating.

Services

Mains services

Council Tax

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

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

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

Price

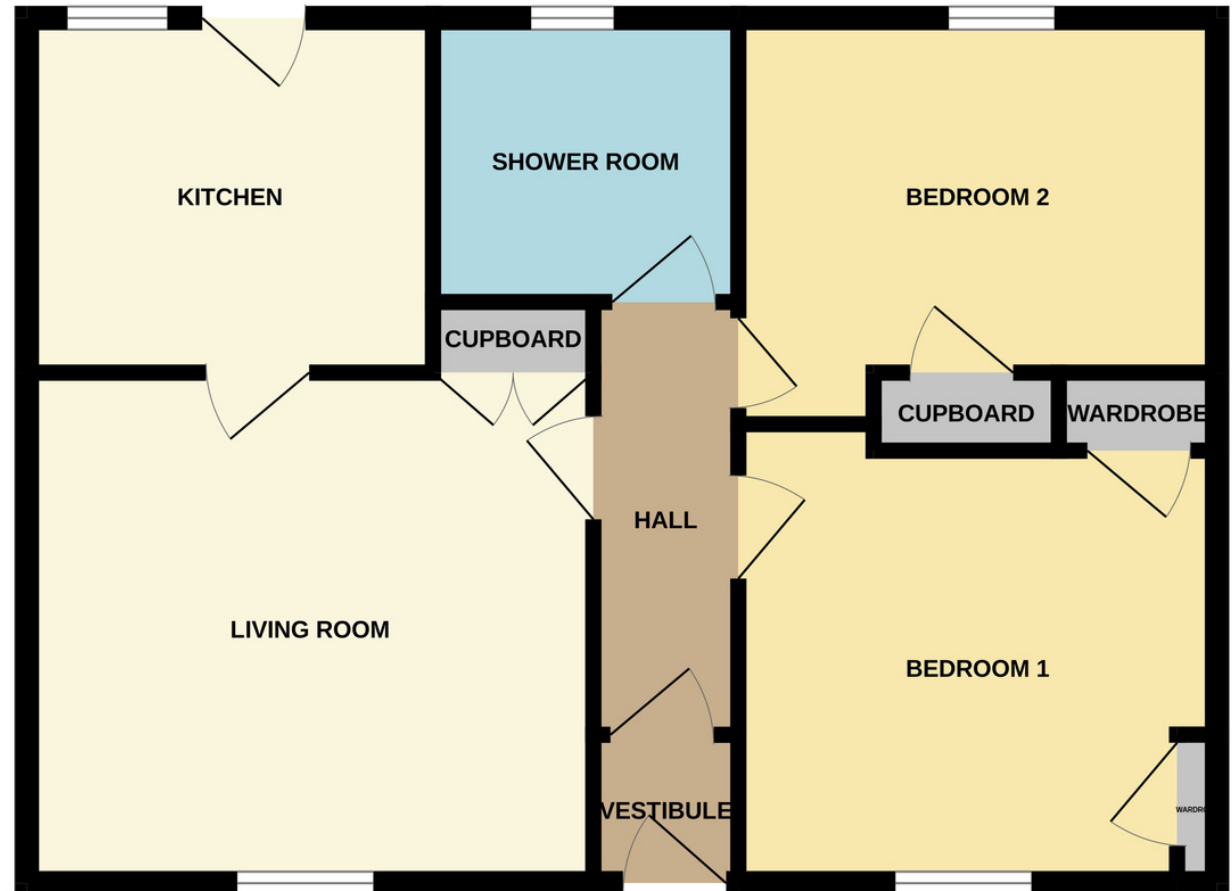
Offers over £165,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law





Let us take care of the legal services

Whether you're buying or selling a property, remortgaging or transferring ownership rights, having the right expert support can make a world of difference.

With years of experience, and a jargon-free, tailored approach, you'll be in safe hands with our legal team. We offer a service that's transparent and comprehensive, providing you with value for money and always keeping you up-to-date at every stage.

It all starts with a conversation, get in touch for a quote today.

Find our properties on:

ZOOPLA

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**

Harcus Property has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of January 2024. All measurements are approximate sizes only. Harcus Property will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.