



Offers over £165,000

26 Warrenfield Crescent
Kirkwall, KW15 1QB

Harcus.




Offered for sale is this spacious and beautifully presented three bedroom end-terraced dwellinghouse situated in a quiet residential area of Kirkwall within walking distance of schools and the town centre.

Accommodation comprises Entrance Porch, Hallway, Living room, Kitchen, Shower room, Rear Porch and three Bedrooms.

Tastefully decorated and presented throughout.

This property is sure to prove attractive to the first time buyer, young couple or property investor.

 **3 bedrooms**

 **1 bathroom**

 **1 Public room**

Entrance Porch Hallway

The entrance porch has an inner glazed door to the carpeted hallway. Staircase with a glass balustrade and built-in under stair cupboards. Radiator. The upper landing has a window to the side and access to the loft space.

Living room

4.11m x 3.87m (13ft 5" x 12ft 8")

The welcoming and stylish living room has vinyl flooring and neutral decor. Alcove display shelving and a wall mounted electric fire. Television point. Radiator.





Kitchen

4.66m x 2.63m (15ft 3" x 8ft 7")

Well appointed kitchen fitted with units at floor and eye level and a good run of worktop space. Space for a fridge freezer and plumbed for a washing machine and a dishwasher. The cooker and dishwasher are included in the sale. Ample space for a table and chairs.

Rear porch

1.57m x 1.51m (5ft 1" x 4ft 11")

The rear porch offers space for coats and footwear and has wall cupboards along with a walk-in pantry providing excellent storage.



Bedroom 1

4.19m x 3.47m (11ft 4" x 8ft 6")

This sunny double bedroom benefits from built-in wardrobes with hanging rails, shelving and gloss and mirror doors. Carpeted and with neutral decor. Television point. Radiator.





Bedroom 2

3.86m x 3.02m (12ft 8" x 9ft 10")

This bedroom is situated to the front of the property. Carpeted and with matching tasteful decor. Built-in wardrobe. Television point. Radiator.





Shower room

2m x 1.74m (6ft 6" x 5ft 8")

Fitted with a shower, W.C. and a wash hand basin. Vinyl flooring and a modestly glazed window to the rear. Extractor fan. Heated towel rail.

Bedroom 3

2.83m x 2.60m (9ft 3" x 8ft 6") at most

This bedroom is situated to the front of the property. Wit vinyl flooring and neutral decor. Built-in shelved cupboards providing storage. Radiator.





Shed

3.91m x 2.81m (12ft 9" x 9ft 2") approximately
Wooden shed with power and lighting.

Outside

To the front of the property is a small garden with stone gravel and a pathway leading around to the rear. The rear garden is encompassed by high level privacy fencing and is laid to lawn with a paved patio.

Floorplan

There is a communal carpark to the rear of the property.

26 Warrenfield Crescent has uPVC double glazing and oil central heating.

Services

Mains services

Council Tax

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

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

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

Price

Offers over £165,000

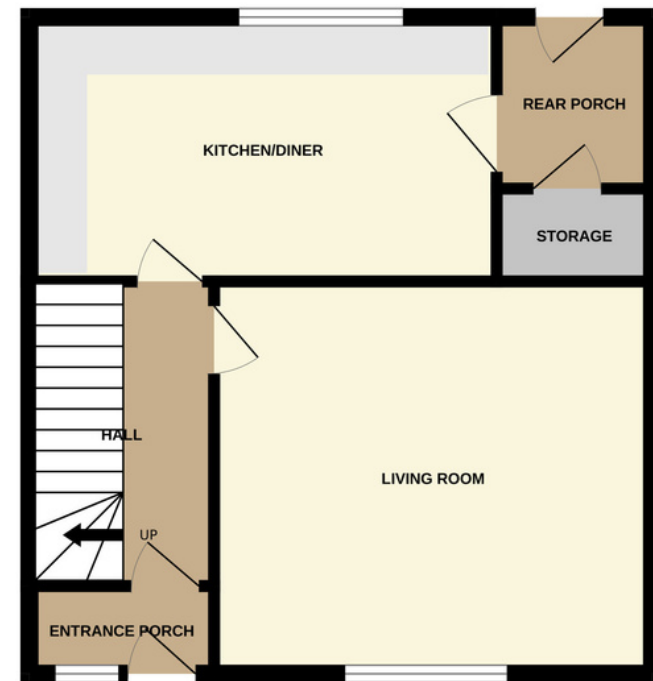
Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law

Ground floor



First floor





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 **01856 877 866**

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