



Offers over £275,000

Klondyke, Wilderness
Holm, KW17 2RY

Harcus.



Offered for sale is this spacious three bedroom bungalow situated in a small residential development, a short drive from Kirkwall. Klondyke is beautifully decorated and presented throughout and offers a high standard of accommodation.

Accommodation comprises Entrance Porch, Hallway, Open plan Living room/Kitchen/Dining area, Utility room, Bathroom and three Bedrooms with one En-suite.

 3 bedrooms

 2 bathroom

 1 Public room

Entrance Porch

Hallway

The entrance porch has a large cupboard housing the hot water tank. Door into the hallway offering access to all the accommodation. Access to the attic space.

Living room/Kitchen/Dining area

6.74m x 6.44m (22ft 1" x 22ft 1") max

The living area has ample space for comfortable seating. The kitchen is fitted with quality units at floor and eye level incorporating a preparation island unit with a 5 burner gas hob. Integrated eye level oven and dishwasher along with an American style fridge freezer, Quooker tap and an under counter bin. The dining area has patio doors leading out to the garden to the rear.





Utility room

2.51m x 1.79m (8ft 2" x 5ft 10")

Ever welcome addition to the family home, this utility room is fitted with a double eye level unit and a floor unit along with worktop space, sink and a drainer.

Plumbed for a washing machine and space for additional white goods.





Bedroom 1

3.65m x 3.06m (11ft 11" x 10ft)

This bright double bedroom has excellent storage in the form of built-in wardrobes with hanging rails, shelving and mirror doors running the full width of the room. Carpeted and with neutral decor. Television point.

En-suite Shower room

2.44m x 1.53m (8ft x 5ft)

Stylish en-suite fitted with a large shower, W.C. and a wash hand basin. Vanity mirror. Extractor fan. Heated towel rail.





Bedroom 2

3.59m x 3.36m (11ft 9" x 11ft)

This double bedroom is situated to the rear of the property. Carpeted and with matching neutral decor. Built-in wardrobe with hanging rails, shelving and mirror doors.





Bedroom 3

2.69m x 2.45m (8ft 9" x 8ft)

This bedroom is situated to the rear of the property. Carpeted and with neutral decor. Benefiting from a built-in wardrobe with mirror door.

Bathroom

2.44m x 2.11m (8ft x 6ft 11")

Well appointed bathroom with a shower over the bath, W.C. and a wash hand basin. Large fixed mirror and a modesty glazed window to the rear. Extractor fan. Heated towel rail.





Outside

To the front is a large gravelled driveway offering ample parking for several cars. A pathway encompasses the property with a paved patio with high level privacy fencing and a lawn area to the rear. Wooden garden shed is included in the sale.

Klondyke has uPVC double glazing and air source heating.

Services

Mains services, Shared septic tank, Norsenet satellite broadband.

Council Tax

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

Energy Performance Certificate

Band C.

Fixtures & fittings

All floor coverings, light fittings, curtains, blinds and American style fridge freezer are included in the sale. Other items of furniture may be available by separate negotiation.

Price

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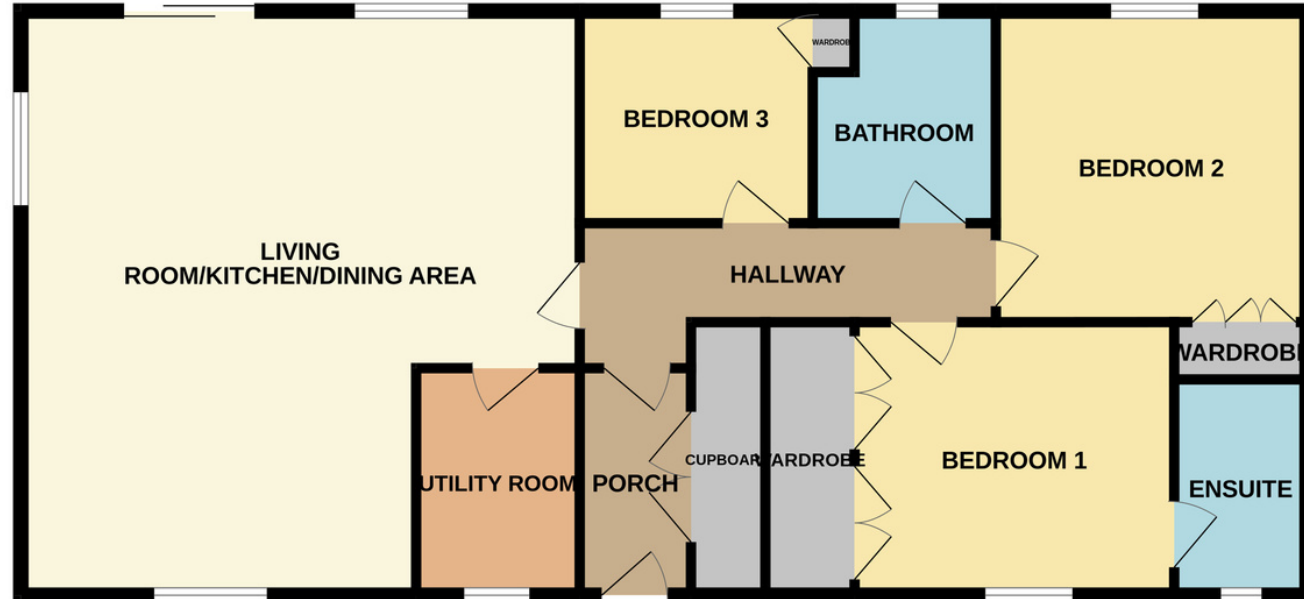
Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

Floorplan





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