



Offers over £255,000


Barland, Easdale Loan,
Kirkwall, KW15 1RU

Harcus.



Spacious three bedroom detached dwellinghouse with an integral garage situated on the outskirts of Kirkwall but within walking distance of the schools and all local amenities.

Accommodation comprises Entrance Porch, Hallway, Living room, Sun room, Kitchen/Dining room, Utility room/Toilet, three Bedrooms with one En-suite and a Shower room.

 **3 bedrooms**

 **2 bathroom**

 **1 public room**

Entrance Porch Hallway

Entrance porch with inner glazed door leading into the carpeted L-shaped hallway with a cloak cupboard and an airing cupboard along with a hatch to the large floored attic which has great potential for conversion subject to the appropriate permissions being obtained.

Living room

5.28m x 4.78m (17ft 3" x 15ft 8")

This spacious living room has warm carpeting and two large windows allowing an excellent flow of natural light and offering rooftop views to the Hoy Hills. Electric fire with surround providing a focal point. Display unit included in the sale. Television and a telephone point. Two radiators.





Kitchen/Dining room

5.28m x 4.13m (17ft 3" x 13ft 6")

Spacious kitchen fitted with floor and eye level units. Good run of worktop space with a tiled splashback. Built-in integrated fridge freezer and cupboards. Cooker included in the sale. Built-in display cabinet. Ample room for a table and chairs. Vinyl flooring and a window to the rear and glazed doors to the sun room. Door to the garage. Radiator.





Sun room

2.82m x 2.29m (9ft 3" x 7ft 6")

This room overlooks the rear garden and provides a particularly sunny spot to relax. Patio door lead out to the garden. Radiator.



Shower room

3.15m x 1.81m (10ft 4" x 5ft 11")

Well appointed shower room with the wash hand basin fitted into a vanity unit. Vinyl flooring and a modesty glazed window. Heated towel rail.





Bedroom 1

3.62m x 2.95m (11ft 10" x 9ft 8")

This double bedroom is carpeted and with warm décor and a feature wall. Built-in wardrobes with hanging rails and shelving. Window looking out to the front. Radiator.

En-suite

1.75m x 1.25m (5ft 8" x 4ft 1")

Fitted with a tiled shower, wash hand basin and a W.C. Vinyl flooring and a modesty glazed window. Heated towel rail.





Bedroom 2

4.13m x 3.01m (13ft 6" x 9ft 10")

This carpeted double bedroom is situated to the rear of the property. Ample space for freestanding furniture. Radiator.

Bedroom 3

3.15m x 2.33m (10ft 4" x 7ft 7")

Carpeted double bedroom with coordinating decor and a window to the rear of the property. Radiator.





Garage (incorporating a utility room/toilet)

6.07m x 3.53m (19ft 11" x 11ft 7")

The garage has a wooden vehicular door, power and lighting. Door to the rear garden. Housing the oil boiler.

The utility room/toilet is plumbed for a washing machine and vented for a drier which are both included in the sale. Worktop space with a sink and drainer.



Outside

Driveway to the side of the property in front of the garage. The garden to the front is laid to lawn with mature planting. A pathway encompasses the house with the large rear garden laid to lawn, bordered by mature shrubs, drying area and a patio. There is also a greenhouse/shed.



Floorplan



Barland benefits from double glazed uPVC windows and doors and has oil central heating.

Services

Mains services

Council Tax

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

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

All floor coverings, blinds, curtains, light fittings, cooker, washing machine, drier and living room unit are included in the sale.

Price

Offers over £255,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

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 March 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.