



Offers over £180,000

Glendale, Holm Road,
Kirkwall, KW15 1RX

Harcus.



Offered for sale is this four bedroom semi-detached dwellinghouse is situated on the outskirts of Kirkwall with lovely views to the rear to Wideford Hill and over Kirkwall. Within walking distance of the schools, hospital and town centre.

Accommodation comprises Entrance Porch, Hallway, Living room, Kitchen, Rear Porch, Utility room, Bathroom and four Bedrooms with one En-suite.

 4 bedrooms

 2 bathrooms

 1 Public room

Entrance Porch and Hallway

The entrance porch has vinyl flooring and a half glazed door into the carpeted hallway. Storage heater.

Living room

3.85m x 3.60m (12ft 7" x 11ft 9")

This warm and welcoming living room has a large window to the front allowing a good flow of natural light. Carpeted and with neutral decor and a feature wall. Television and a telephone point. Storage heater.





Kitchen

3.85m x 3.49m (12ft 7" x 11ft 5")

Fitted with a range of units at floor and eye level with worktop space and a tiled splashback. Cooker point with an extractor hood. Space for a fridge and ample room for a table and chairs. Television and a telephone point. Storage heater.

Rear porch and Utility room

1.94m x 1.32m (6ft 4" x 4ft 4") +

2.12m x 0.86m (6ft 11" x 2ft 9")

The rear porch has good storage in the form of an airing cupboard and a cloak cupboard.

The utility room is plumbed for a washing machine and vented for a drier.





Bedroom 1

4.42m x 3.22m (14ft 6" x 10ft 6")

This delightful double bedroom looks out to the front of the property. A built-in double wardrobe providing storage along with under eaves storage. Television and a telephone point. Panel heater.

En-suite Shower room

2.57m x 0.76m (8ft 5" x 2ft 5")

Fitted with a shower, W.C. and a wash hand basin. Extractor fan.





Upper Landing

Built-in cupboards with shelving and hanging rails running the full length of the landing providing exceptional storage.

Bedroom 2

3.67m x 1.57m + 1.85m x 1.02m
(12ft x 5ft 1" + 6ft x 3ft 4")

Single bedroom situated to the front of the property with neutral decor and carpeting. Built-in wardrobe. Television and a telephone point. Panel heater.

Bathroom

2.39m x 1.71m (7ft 10" x 5ft 7")

Comprising of a shower over the bath, W.C. and a wash hand basin. Vinyl flooring and modesty glazed window to the rear. Extractor fan. Fan heater.





Bedroom 3

3.02m x 2.58m (9ft 10" x 8ft 5")

This double bedroom is situated to the front of the property. Carpeted and with neutral decor. Benefiting from a built-in wardrobe. Television point. Panel heater.



Bedroom 4

3.51m x 2.58m (11ft 6" x 8ft 5")

This bedroom is carpeting and has neutral décor and is situated to the rear of the property. Built-in wardrobe with hanging rail and shelving. Panel heater.



Outside

The front garden is laid to lawn with a pathway leading around to the rear of the house. The rear garden has a paved patio, lawn and parking space for two cars. Wooden garden shed is included in the sale.



Glendale has double glazing and electric heating.

Services

Mains services

Council Tax

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

Energy Performance Certificate

Band D.

Fixtures & fittings

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

Price

Offers over £180,000

Interested parties

Please note your interest to Harcus Law.

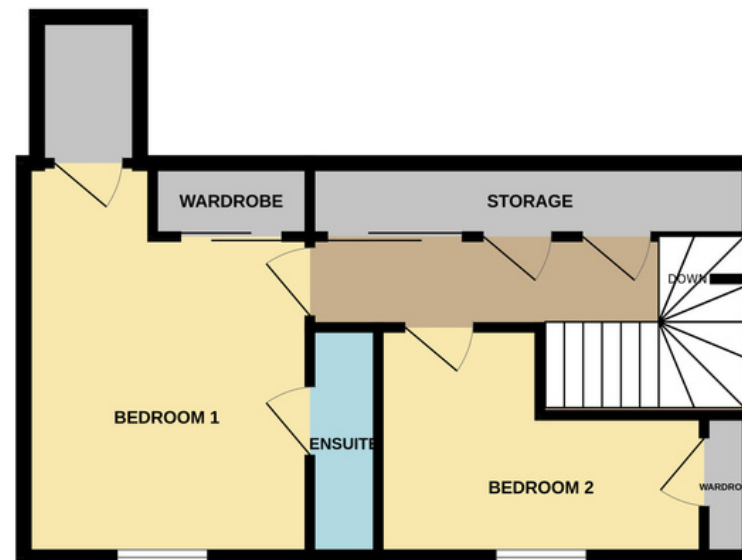
Offers

Written offers should be submitted to Harcus Law.

Floorplan



Ground Floor



First Floor



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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



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