



Offers over £175,000

1 Laverock Road  
Kirkwall, KW15 1EE


Harcus.





Offered for sale is this spacious three bedroom dwellinghouse together with a large garden, two stores and a greenhouse. Situated a short walk to the supermarkets and the town centre with all local amenities .

Accommodation comprises Entrance Vestibule, Hallway, Living room, Kitchen, rear Vestibule, three Bedrooms and a Shower room.

 3 bedrooms

 1 bathroom

 1 Public room



## Entrance Vestibule

1.36m x 1m (4ft 5" x 3ft 3")

The entrance vestibule has an attractive tiled floor and a cupboard. Glazed inner door leads into the hallway with under stair storage and a radiator.

The bright landing has a window to the front, a shelved cupboard and access to the attic.





## Living room

5.17m x 3.51m (18ft 1" x 17ft)

The living room is carpeted and with tasteful decor. Large window to the front allowing a lovely flow of light. Electric fireplace with a stone hearth and surround providing a focal point. Television and a telephone point. Radiator.







### **Kitchen**

2.64m x 4.16m (13ft 8" x 8ft 8")

Well appointed kitchen fitted with modern floor and eye level units. Good run of worktops incorporating a breakfast bar. Integrated fridge freezer, double oven and a hob with an extractor hood. Plumbed for a washing machine.

### **Rear Vestibule**

1.77m x 0.91m (5ft 9" x 2ft 11")

With vinyl flooring and a cupboard. External door leading out to the side garden.







### **Shower room**

2.02m x 1.70m (6ft 8" x 5ft 7")

Stylish shower room fitted with a wash hand basin, W.C. and a walk-in shower cubicle. Tiled flooring and a modesty glazed window. Heated towel rail.

### **Bedroom 1**

4.48m x 2.56m (14ft 8" x 8ft 5")

This bright double bedroom is situated to the front of the property. Carpeted and with neutral decor. Built-in wardrobe. Radiator.







### Bedroom 2

3.62m x 2.72m (11ft 11" x 8ft 11")

This double bedroom is situated to the rear of the property. Carpeted and with matching neutral decor. Built-in wardrobes with hanging rails and shelving. Radiator.

### Bedroom 3

3.84m x 2.70m (12ft 8" x 8ft 10")

This double bedroom is currently utilised as an office. With rooftop views to the rear. Radiator.







### **Store 1**

5.04m x 2.99m (16ft 6" x 9ft 10")

Previously a garage, this store has power, lighting and glass doors.

### **Store 2 (Leading into the Greenhouse)**

3.67m x 3.39m (12ft 1" x 11ft 2")

With power and lighting. Door leading into the greenhouse.

### **Outside**

Garden to the front and a larger garden to the side with a patio area to the rear.





**1 Laverock Road has uPVC double glazing and oil heating.**

### Services

Mains services.

### Council Tax

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

### Energy Performance Certificate

Band C.

### Fixtures & fittings

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

### Price

Offers over £175,000

### Interested parties

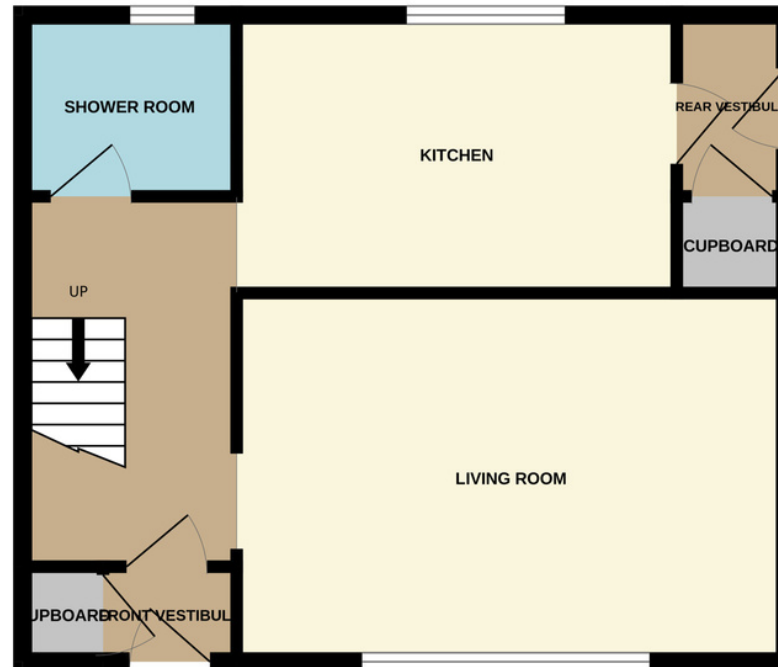
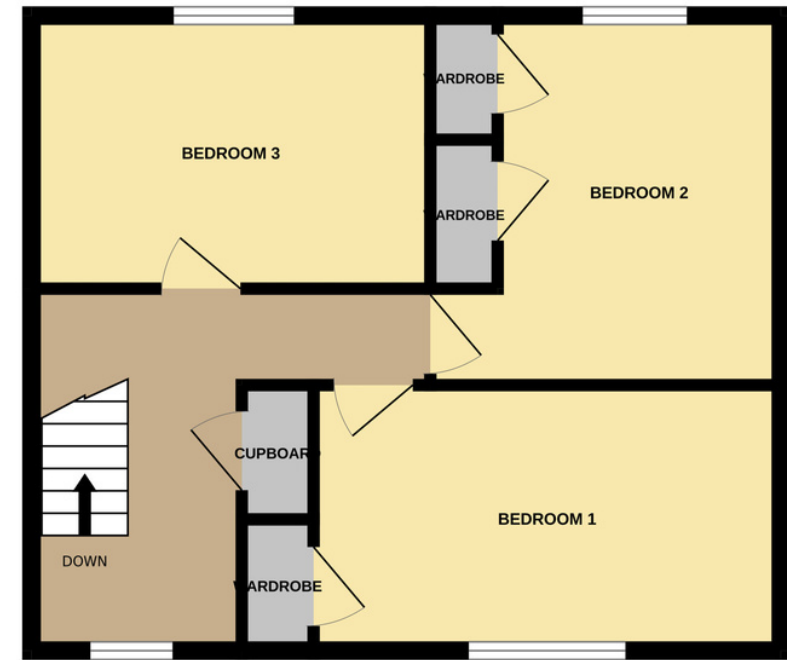
Please note your interest to Harcus Law.

### Offers

Written offers should be submitted to Harcus Law.

## Floorplan

First Floor



Ground Floor





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## 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**

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