



Offers over £150,000

25 Torness  
Kirkwall KW15 1UU


Harcus.



Beautifully presented three bedroom end-terraced house situated in a popular residential area close to the town centre, schools and all local amenities.

The property is in immaculate walk-in condition and would ideally appeal to the first time buyer, young family or property investor.

Accommodation comprises Open plan Living room/Kitchen, WC, three Bedrooms and Bathroom.

 3 bedrooms

 2 bathrooms

 1 Public room



### Entrance Hall

External glazed door leads into the hall with vinyl flooring and coat hooks.

### W.C.

Comprising of a W.C. and a wash hand basin fitted into a vanity unit. Vinyl flooring.



### Rear Hall

The rear hall has an external glazed door. Under stair cupboard housing the condenser dryer, along with a further cupboard.

## Living room

4.98m x 4.05m (16ft 4" x 13ft 3") max

The spacious living room has neutral decor and vinyl flooring. Full height window to the front of the property allowing a wonderful flow of light. Television point. Storage heater.



## Kitchen

3.07m x 2.86m (10ft x 9ft 4")

Well appointed kitchen fitted with a range of units at floor and eye level with a good run of worktops incorporating a breakfast bar. Integrated oven, hob and an extractor hood. Plumbed for a washing machine. Space for a fridge freezer. Window to the rear of the property.





### Upper Landing

The carpeted staircase has stylish decor leading to the landing. Airing cupboard. Access to the attic. Storage heater.

### Bedroom 3

2.30m x 2.01m (7ft 7" x 6ft 7")

Carpeted single bedroom with a window to the front of the property. Panel heater.





### Bedroom 1

3.49m x 2.95m (11ft 5" x 9ft 8")

This double bedroom is carpeted and has elegant decor. Built-in wardrobe with hanging rail and shelving. Television point. Panel heater.





### **Bedroom 2**

3.40m x 2.95m (11ft 1" x 9ft 8")

Carpeted double bedroom with a window to the rear of the property. Built-in wardrobe with hanging rail and shelving. Panel heater.

### **Bathroom**

1.99m x 1.72m (6ft 6" x 5ft 7")

Comprising of a shower over the bath, W.C. and a wash hand basin fitted into a vanity unit. Vinyl flooring. Heated towel rail.





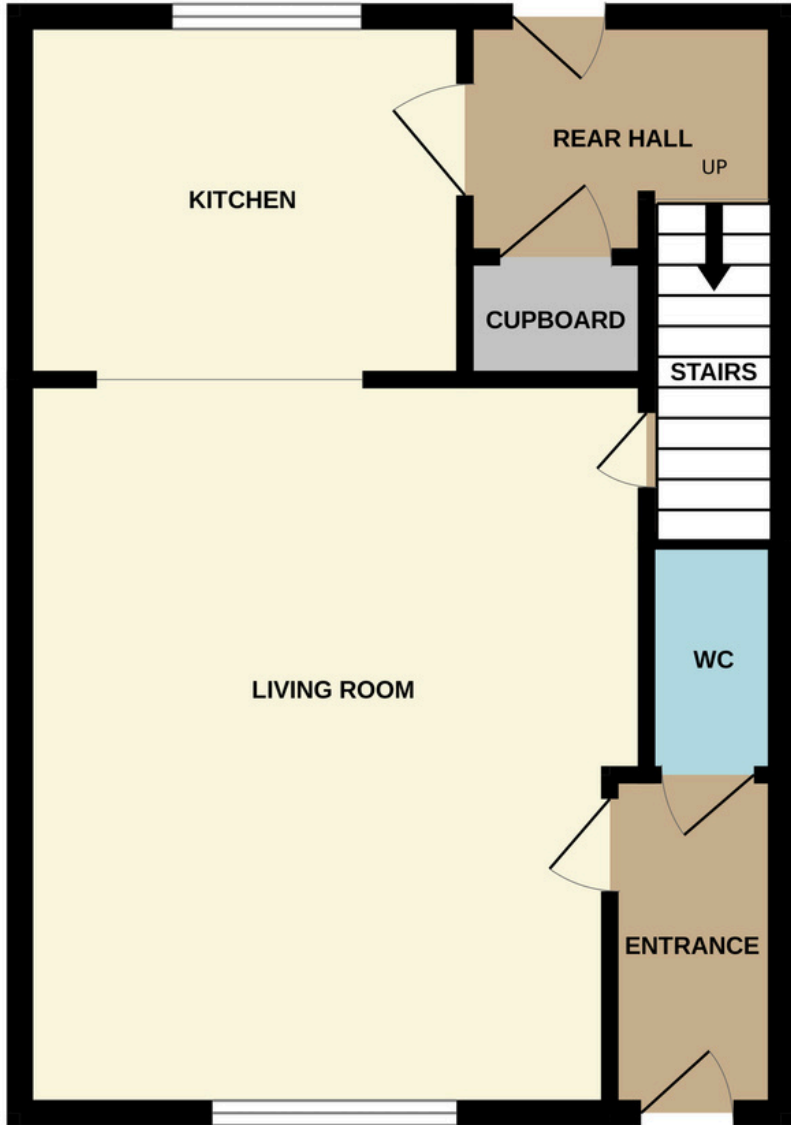
## Outside

The front garden is chipped with a deck providing a sunny space to sit. Garden shed is included in the sale.

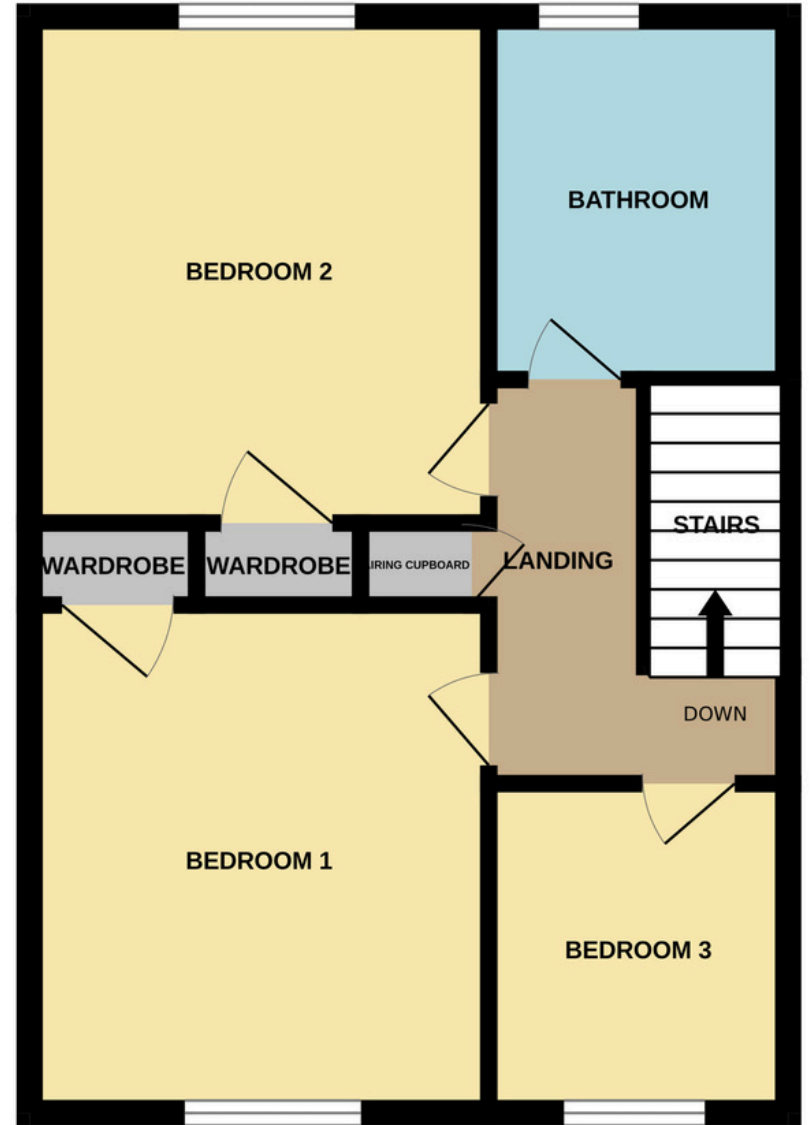
The rear garden has an artificial lawn and raised flower beds. High level privacy fencing.



# Floorplan



Ground floor



First floor

**25 Torness benefits from double glazed uPVC windows and doors and has electric 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, blinds and garden shed are included in the sale.

### Price

Offers over £150,000

### 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](mailto:enquiries@harcuslaw.co.uk)**

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