



O.I.R.O. £150,000
(£25,000 below Home Report valuation)

4 East Road
Kirkwall, KW15 1HY

Harcus.



This impeccably presented and spacious two-bedroom semi-detached house is ideally located in the heart of Kirkwall, just a short distance from all local amenities. The property features a private paved courtyard at the rear.

Freshly decorated throughout and with oak doors, it also includes a newly installed shower room.

The accommodation consists of a living room, kitchen, two double bedrooms, and a shower room.

This property is well-suited for first-time buyers, young professionals, or as a buy-to-let investment.

 2 bedroom

 1 bathroom

 1 public room

Entrance Hall

The entrance hall features vinyl flooring and a carpeted staircase leading to the upper level. It includes three under-stair cupboards that offer ample storage space, as well as an air source heating unit.

Living room

4.47m x 3.64m (14ft 8" x 11ft 11")

This spacious living room is carpeted with an electric fire with stone hearth providing a welcoming focal point. There is a display alcove with a cupboard underneath, complemented by shelving. Air source heating unit.





Kitchen

3.51m x 3.04m (11ft 6" x 9ft 11") approx

This charming kitchen features floor and eye-level units, and provides ample storage and worktop space. It includes an integrated oven and hob with an extractor hood, as well as plumbing for a washing machine. A generous, shelved pantry cupboard enhances storage. Natural light is afforded through a window and a glazed door, which leads to the rear garden. Panel heater.





Shower room

2.02m x 1.95m (6ft 7" x 6ft 4")

Newly installed shower room, well appointed, with a wash hand basin set in a vanity unit, W.C. and a shower. Modesty glazed window. Heated towel rail.

Bedroom 1

4.38m x 2.72m (14ft 4" x 8ft 11")

This double bedroom is enhanced by windows at both the front and rear, creating a delightful flow of natural light. The room is carpeted and features neutral decor, providing a versatile and inviting atmosphere. Panel heater.





Bedroom 2

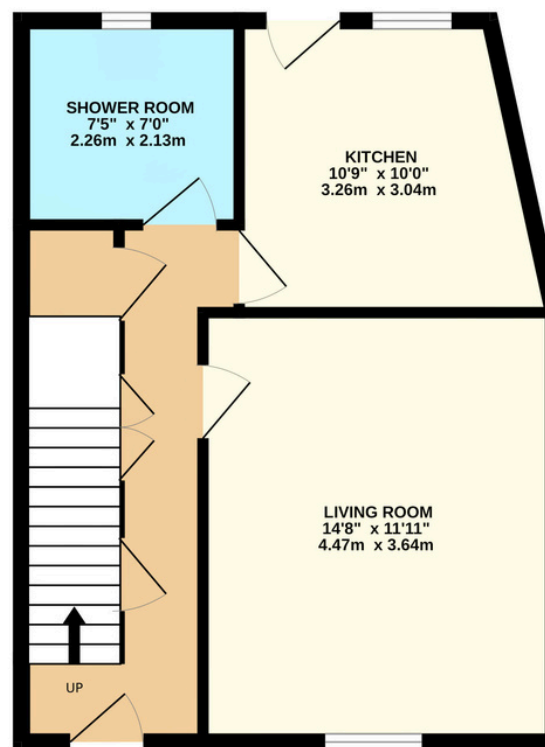
2.76m x 2.61m (9ft x 8ft 6")

This bedroom features carpet flooring and a neutral colour scheme. It includes a window that looks out to the front of the property.





At the rear of the property, there is a low maintenance paved courtyard that offers a desirable outside space in the heart of the town. Wooden shed is included in the sale.



Floorplan



4 East Road has air source heating and electric panel heaters. Double glazed uPVC windows and doors.

Services

Mains Services

Council Tax

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

Energy Performance Certificate

Band C.

Fixtures & fittings

All floor coverings, blinds, light fittings and garden shed are included in the sale

Price

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Interested parties

Please note your interest to Marcus Law.

Offers

Written offers should be submitted to Marcus 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



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