



Offers over £160,000

36 Quoybanks Crescent
Kirkwall KW15 1EW

Harcus.



36 Quoybanks Crescent is an immaculately presented two bedroom semi-detached house featuring a garden room and shed to the rear. It is located in a sought-after residential area, conveniently close to the town centre, schools, and all local amenities.

The property is in pristine, move-in condition, having been recently redecorated, making it an ideal choice for first-time buyers, young families, or property investors.

Accommodation comprises Living room, Kitchen/Diner, Utility/rear Entrance, two Bedrooms and a Bathroom.

 **2 bedrooms**

 **1 bathroom**

 **1 Public room**

Entrance Hall

The entrance hall has vinyl flooring and a large walk-in cupboard providing excellent storage.

Living room

4.86m x x.3.07m (15ft 11" x 10ft)

The bright and spacious living room features dual-aspect windows and is elegantly decorated in neutral tones, accentuated by a warmly hued chimney breast wall and laminate flooring. A decorative painted stone fireplace serves as an attractive focal point. Television point. Air source heating unit.



Kitchen/Diner

4.79m x 2.08m (15ft 9" x 6ft 10")

Well appointed kitchen fitted with a good range of floor and eye level units with integrated gas hob, electric oven, cooker hood and microwave. Plumbed for a dishwasher. Ample space for a table and chairs. Windows to the front and rear and with vinyl flooring. Air source heating unit.





Utility area/rear entrance

2.41m x 1.86m (7ft 10" x 6ft 1") at most

With vinyl flooring and an external door to the rear garden. Plumbed for a washing machine and space for a fridge freezer. Under stair storage cupboard.

Upper Landing

The carpeted staircase leads to the landing with stylish decor and a window to the rear. Access to the attic. Air source heating unit.

Bathroom

2.13m x 1.74m (7ft x 5ft 10")

Fitted with a three piece suite with shower over the bath. Glass shower screen. Vinyl flooring. Modesty glazed window to the rear of the property.





Bedroom 1

4.74m x 3.05m (15ft 7" x 10ft)

Spacious double bedroom with ample room for freestanding bedroom furniture. It features neutral decor and carpeting, along with a front-facing window that invites a beautiful flow of natural light, allowing you to enjoy delightful rooftop views.





Bedroom 2

3.51m x 2.97m (11ft 6" x 9ft 9") at most

Carpeted double bedroom with a window to the front of the property. Built-in shelved cupboard. Carpeted and with neutral decor and a stylish feature wall.



Outside

Steps lead up to the front of the property with a pathway around to the rear. The front and rear gardens are mainly laid to lawn with mature shrubs and bushes and rockery to the side.

Garden room

3.45m x 2.21m (11ft 4" x 7ft 3")

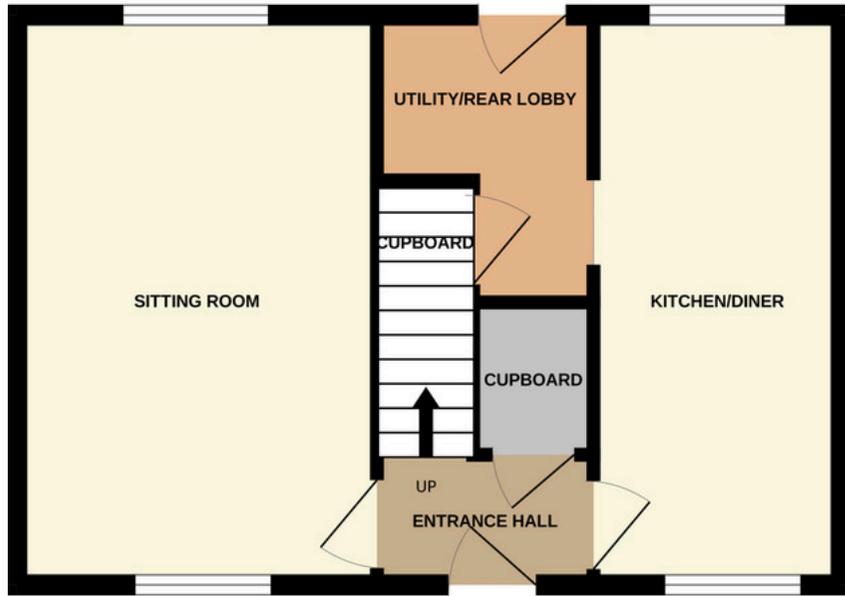
This versatile space is perfect for a home office, games room, or relaxation area. It comes fully lined and equipped with power and lighting.

Shed

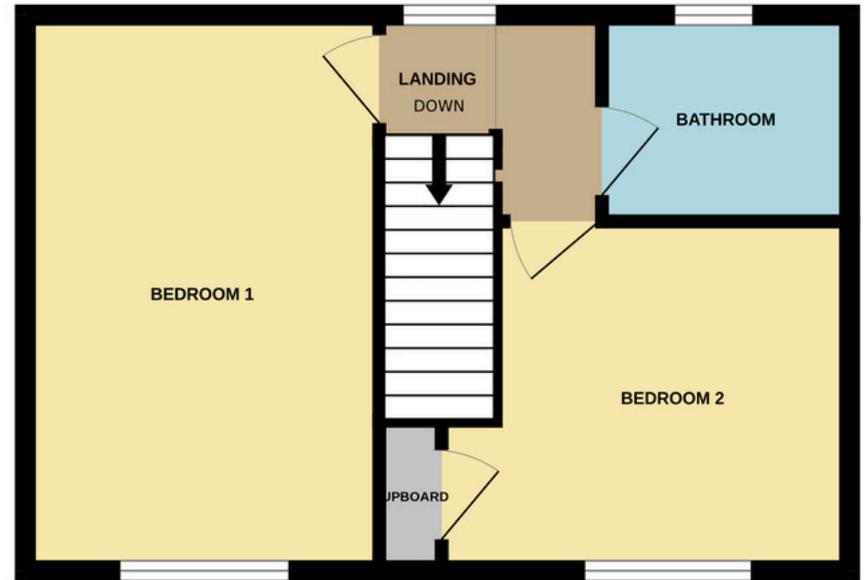
2.39m x 1.75m (7ft 8" x 5ft 7")



Floorplan



Ground floor



First floor

36 Quoybanks Crescent benefits from double glazed uPVC windows and doors and has air source 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, garden room and shed are included in the sale.

Price

Offers over £160,000

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
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Opening hours:

Monday to Friday 09:00 - 17:00

Closed for an hour 13:00 - 14:00

 **01856 877 866**

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