



Avalon Guest House, Carness Road, Kirkwall, KW15 1UE
Fixed Asking Price £620,000

8 8 5





Avalon Guest House Avalon Guest House

Kirkwall, KW15 1UE

- SPECTACULAR ELEVATED SEA VIEWS
- SEPERATE OWNERS ACCOMODATION WITH A FURTHER 3 MORE BEDROOMS
- POTENTIAL FOR FURTHER DEVELOPEMENT IN LOFT SPACE
- FLOOR PLAN AND VIRTUAL VIEWING AVAILABLE
- CATCHMENT AREA SCHOOLS ARE PAPDALE PRIMARY SCHOOL AND KIRK WALL GRAMMAR
- 5 EN-SUITE GUEST LETTING BEDROOMS
- BEAUTIFULLY PRESENTED
- IMMACULATELY PRESENTED GROUNDS WITH A TARMAC DRIVEWAY
- THIS PROPERTY DOES NOT REQUIRE A HOME REPORT
- FOR MORE INFORMATION CONTACT K ALLAN PROPERTIES

Avalon Guest house is a beautifully presented 8 bedroom custom built guest house, positioned on the outskirts of Kirkwall and benefiting from a spectacular sea view.

The immaculate 4 star guest house is positioned a short walk from the City of Kirkwall (approx. 2 miles) where all of Orkney's main local amenities can be found.

Avalon Guest House is a modern custom-built property with 5 guest bedrooms positioned on the ground floor with a spacious 3 bedroom owners accommodation on the first floor level. Offering a stylish décor throughout and brought to the market with the guest accommodation fully furnished as a turnkey business with high end oak furniture throughout.



SERVICES

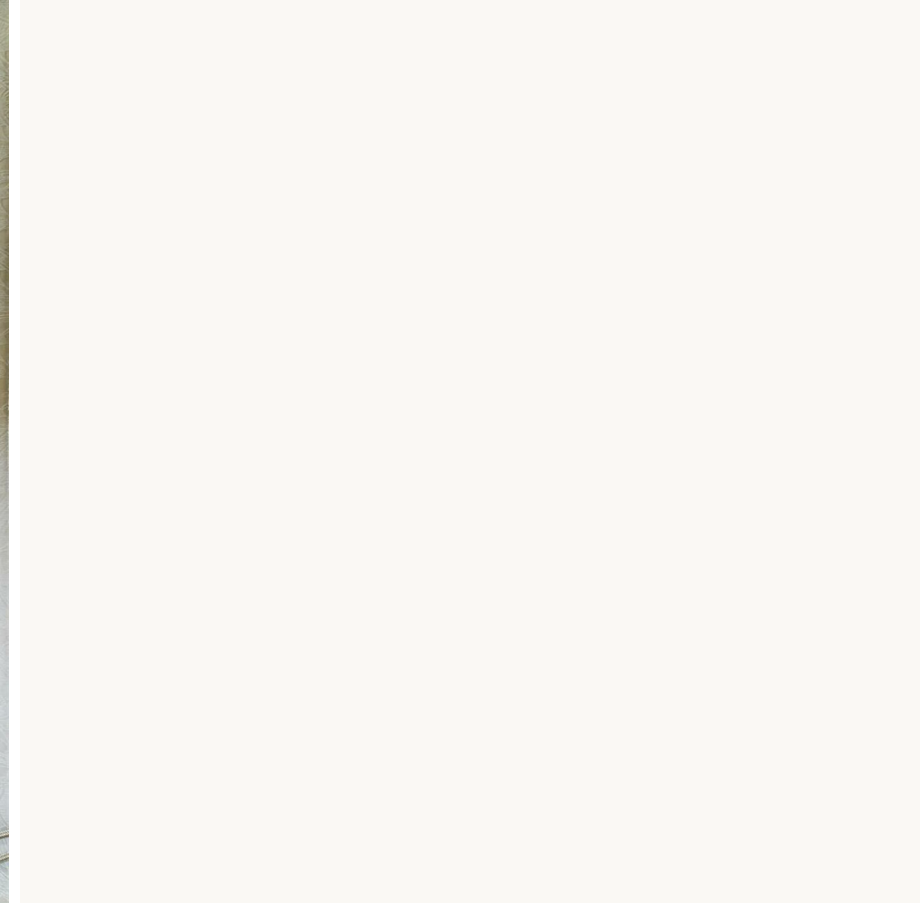
COUNCIL TAX - BAND E

VIEWINGS

OFFERS TO

DISCLAIMER





Directions



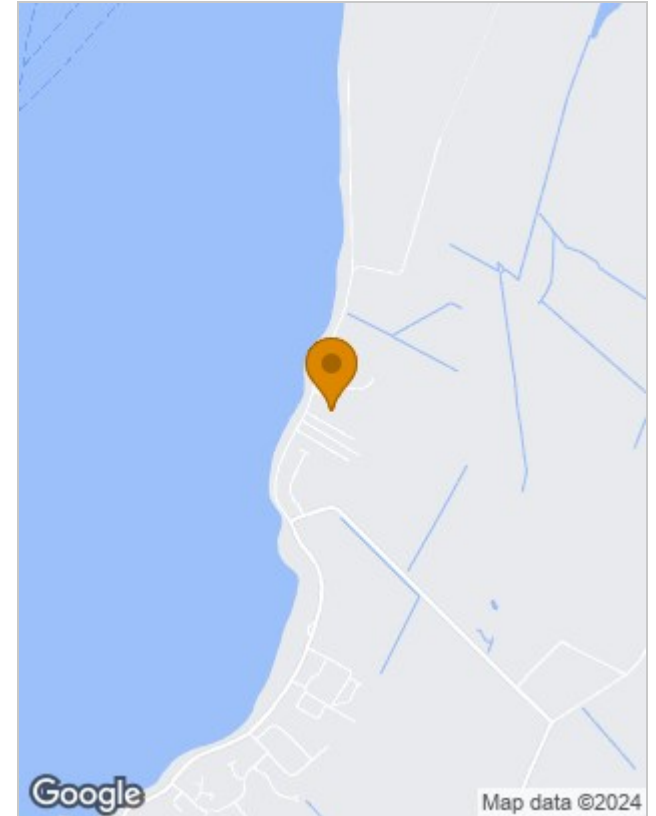


K Allan Properties

Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: info@kallanproperties.co.uk <https://www.kallanproperties.co.uk>