



Offers over £85,000

7 Whitmores Folly
Kirkwall KW15 1QZ


Harcus.



Well presented one bedroom top floor flat offering views over Kirkwall Bay.
Situating a short walk from the centre of Kirkwall with all local amenities.

Accommodation comprises Living room, Kitchen, Shower room and Bedroom.

Ideal for the first time buyer or buy to let.

 1 bedroom

 1 bathrooms

 1 Public room

A shared entrance from Ayre Road leads up to the flat. Walk-in storage cupboard on the top landing. There is also a shared hallway to the rear of the building which leads out to a residents car park.

Living room

4.02m x 3.76m (13ft 2" x 12ft 4")

The living room is carpeted with neutral decor and a feature wall. Velux window to the front of the property taking in the views over Kirkwall Bay. Shelved airing cupboard. Glazed panelled door to the kitchen. Television and a telephone point. Storage heater.



Kitchen

3.35m x 3.24m (10ft 11" x 10ft 7") at most

The kitchen is fitted with floor and eye level units, worktop space with a splash back, sink and drainer. Integrated oven, hob and extractor fan. Plumbed for a washing machine and space for a fridge freezer. Velux window to the rear.





Shower room

3.24m x 2.18m (10ft 7" x 7ft 1") at most

Fitted with a three piece suite comprising of a wash hand basin, W.C. and shower. Tiled flooring and neutral décor. Velux window to the rear. Heated towel rail.

Bedroom

3.44m x 2.97m (11ft 3" x 9ft 8")

Carpeted double bedroom with neutral décor. Ample space for wardrobe and freestanding furniture. Velux window to the front of the property. Television point. Storage heater.



7 Whitmores Folly has double glazing and electric heating.

Services

Mains services

Council Tax

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

Energy Performance Rating

Band C

Entry

By arrangement.

Fittings & fixtures

All floor coverings and light fittings are included in the sale. Most other items available by separate negotiation.

Price

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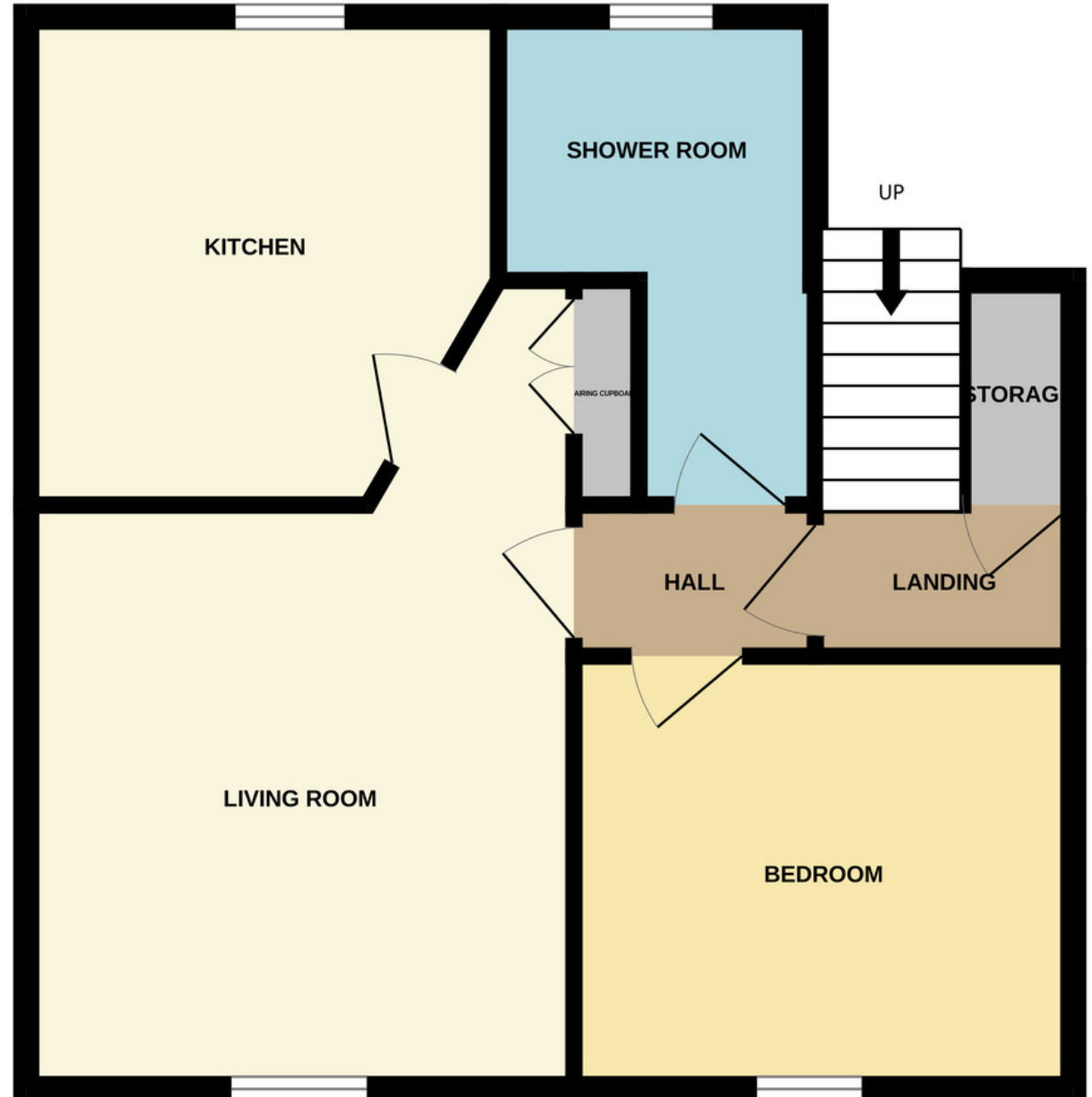
Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law

Floorplan





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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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