



Offers over £220,000

13 King Harald Kloss
Kirkwall, KW15 1FT

Harcus.



Offered for sale is this well presented three bedroom dwellinghouse ideally situated in a popular area close to Glaitness Primary School, supermarkets, Pickaquoy sports complex and a short walk to the town centre. Attached garage with a studio room to the rear.

Accommodation comprises Entrance Vestibule, Hallway, Living room, Kitchen, Bathroom, three Bedrooms and a W.C.

 3 bedrooms

 2 bathroom

 1 Public room

Entrance Vestibule

1.78m x 1.18m (5ft 10" x 3ft 10")

Waterproof laminate flooring and with an inner glazed door to the hallway.

Hallway

With waterproof laminate flooring and an air source unit to the staircase. The upper landing has a velux window and airing cupboard.

Living room

4.37m x 3.63m (14ft 4" x 11ft 10")

Well presented living room with a good flow of light from the large window to the front of the property. With waterproof laminate flooring and neutral decor. Television and a telephone point. Air source heating unit.





Kitchen

4.64m x 2.67m (15ft 2" x 8ft 9")

Nobilia fitted in 2022 with a range of units at floor and eye level along with a good run of worktop space. Integrated dishwasher, oven, microwave and hob. Space for a fridge freezer. Ample space for a table and chairs. Waterproof laminate flooring and a window overlooking the rear garden. External door.





Bedroom 1

3.43m x 2.72m (11ft 3" x 8ft 11")

This bright double bedroom has excellent storage in the form of a fitted double wardrobe along with a deep cupboard with shelving. Carpeted and with warm decor. Large fixed mirror.

W.C.

1.68m x 1.44m (5ft 6" x 4ft 8")

Wash hand basin and W.C. fitted into a vanity unit with a large LED mirror. Plumbed for a washing machine. Extractor fan.





Bedroom 2

3.90m x 2.75m (12ft 9" x 9ft)

This carpeted double bedroom is situated to the front of the property. Carpeted and with stylish decor. Built-in wardrobes with hanging rails and shelving. Panel heater.

Bathroom

2.45m x 2.04m (8ft x 6ft 8")

Well appointed bathroom installed in 2023 with a shower over the bath, along with W.C. and a wash hand basin fitted into a vanity unit. LED anti-fog mirror. Velux window. Vinyl flooring. Extractor fan. Heated towel rail.





Bedroom 3

2.92m x 2.52m (9ft 7" x 8ft 3")

This bedroom is situated to front of the property and enjoys rooftop views of the town. Carpeted and with warm decor. Double built-in wardrobe providing storage. Panel heater.

Garage

7.14m x 2.85m (23ft 5" x 9ft 4")

With an up and over metal door, power, lighting and shelving. Hatch to attic space. Door into the studio room.

Studio room

3.85m x 3.11m (12ft 7" x 10ft 2")

Situated to the rear of the garage. Fitted with a shower, W.C. and a wash hand basin. Vinyl flooring. Door to the rear garden.





Outside

Driveway to the garage. Small garden at the front laid to lawn and bordered by mature hedging. Pathway leads around to the rear garden with a patio and a drying area. Laid to lawn and with high level privacy fencing. Small greenhouse included in the sale.

13 King Harald Kloss has wooden double glazed windows and air source heating.

Services

Mains services.

Council Tax

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

Energy Performance Certificate

Band D.

Fixtures & fittings

All floor coverings, light fittings, curtains, blinds and greenhouse are included in the sale.

Price

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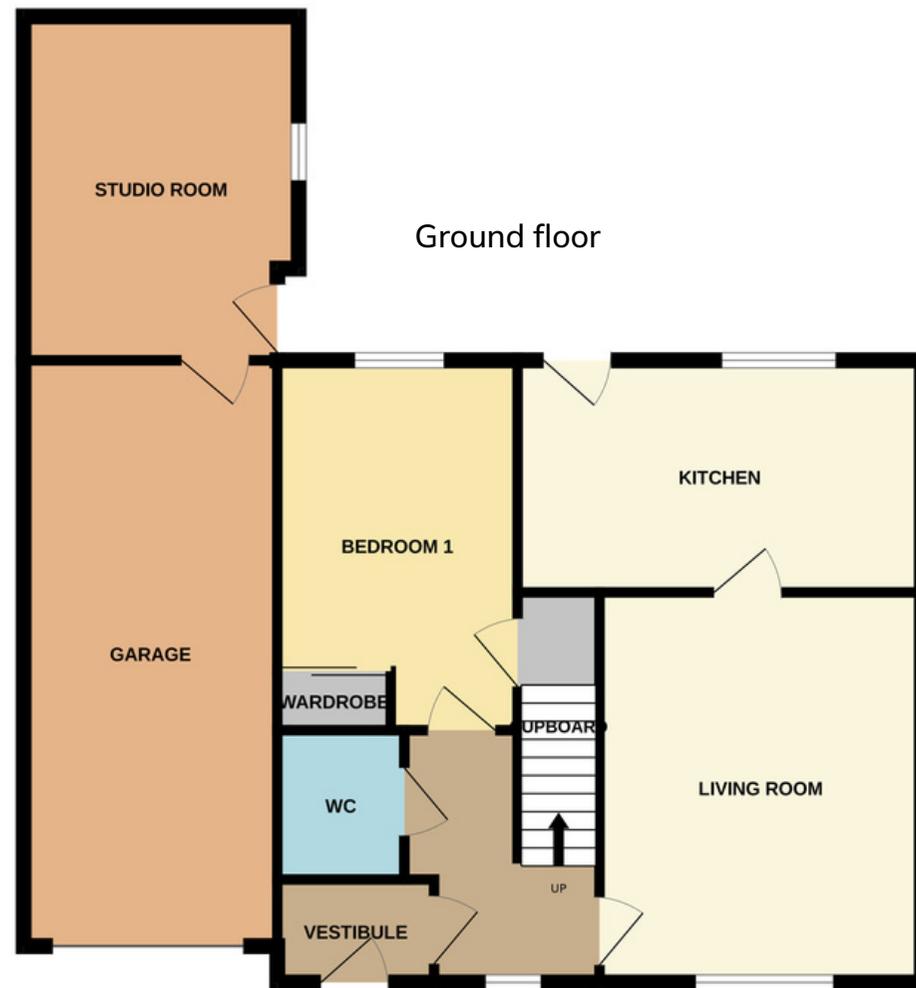
Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

Floorplan





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