



Offers over £110,000

8 Bosquoy Road  
Kirkwall KW15 1YR

Harcus.






Well presented one bedroom semi-detached dwelling house situated a short walk from the centre of Kirkwall with all local amenities. Lovely views from the garden to Kirkwall Bay.

Accommodation comprises Open plan Living room/Kitchen, Shower room and Bedroom.

Ideal for the first time buyer, buy to let or those looking to downsize.

 1 bedroom

 1 bathroom

 1 Public room



## Outside

Lawn to the front of the property and a garden to the rear, also laid to lawn with some mature planting, drying area and views to Kirkwall Bay.

## Porch

1.18m x 1.05m (3ft 10" x 3ft 5")

The porch has vinyl flooring and a shelved cupboard.

## Hallway

2.15m x 1.18m (7ft x 3ft 10")

Excellent storage in the form of a deep cupboard with shelving along with an airing cupboard.





## Living room/Kitchen

3.76m x 2.98m + 2.18m x 1.91m  
(12ft 4" x 9ft 9" + 7ft 1" x 6ft 3")

Bright and sunny living room, carpeted and with neutral decor. Television and a telephone point. Storage heater.

The kitchen is fitted with floor and eye level units, worktop space, sink and drainer. Cooker point. Plumbed for a washing machine and space for a fridge. Window looking out to the front.







### **Shower room**

2.11m x 1.87m (6ft 11" x 6ft 1")

Fitted with a three piece suite comprising of a wash hand basin, W.C. and a shower. Vinyl flooring and a modesty glazed window. Shaving point. Fan heater.



### **Bedroom**

3.19m x 2.60m (10ft 5" x 8ft 6")

Carpeted double bedroom with neutral decor. Deep built-in wardrobe providing excellent storage. Panel heater.





**8 Bosquoy has wooden double glazed windows and electric 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 and light fittings are included in the sale. White goods available by separate negotiation.

## Price

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## Interested parties

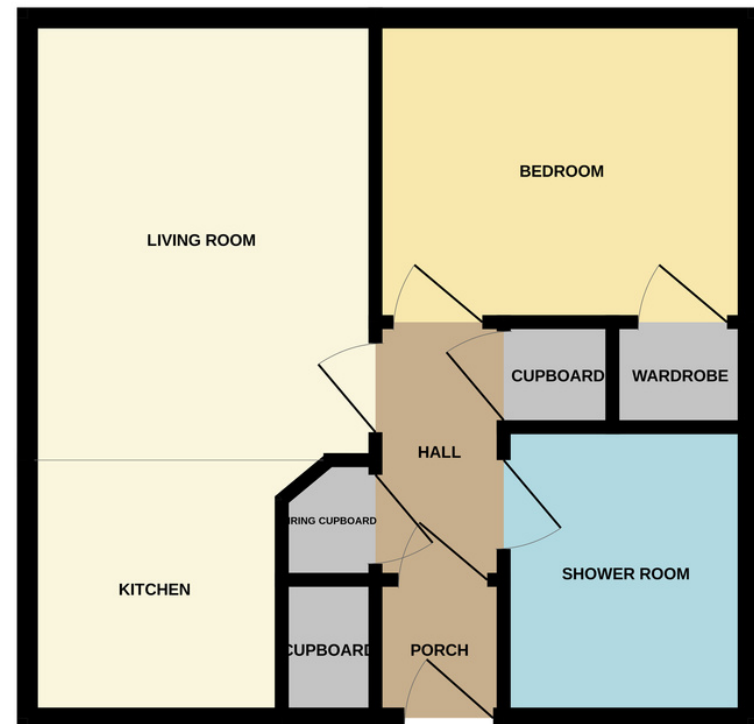
Please note your interest to Harcus Law.

## Offers

Written offers should be submitted to Harcus Law



Floorplan





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## 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

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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