



Offers over £250,000


Taracliff, Mount Drive
Kirkwall KW15 1LL

Harcus.



Three bedroom detached house with a garage and large garden to the rear. Situated in a much sought after area within walking distance to the town centre, schools and all local amenities.

Accommodation comprises Entrance Foyer, Living room, Kitchen, Dining room, Rear Vestibule, three Bedrooms and a Shower room.

 3 bedrooms

 1 bathroom

 1 public room

Entrance Foyer

1.83m x 1.47m (6ft x 4ft 9")

The entrance foyer has a tiled floor and carpeted staircase leading to the first floor.

Living room

4.87m x 3.86m (15ft 11" x 12ft 8")

This living room is carpeted and has matching tasteful decor. Large window to the front of the property allowing a good flow of natural light. Television and a telephone point. Quantum storage heater.





Kitchen

3.95m x 1.95m (12ft 11" x 6ft 4")

Fitted with units at floor and eye level. Cooker and extractor fan included in the sale. Plumbed for a washing machine and space for a fridge freezer. Quantum storage heater.

Rear Vestibule

1.85m x 0.92m (6ft x 3ft)

Deep pantry cupboard and under stair storage. External door to the rear garden.

Dining room

3.64m x 2.93m (11ft 11" x 9ft 7")

With vinyl flooring and a window to the front. Ample space for a table and chairs. Electric fire included in the sale. Alcove with shelving and an airing cupboard. Quantum storage heater.





Bedroom 1

3.61m x 3.38m (11ft 10" x 11ft 1")

Carpeted double bedroom with neutral decor and a window to the front of the property and a window to the side offering a view to the Harbour and Wideford Hill. Cupboard with a window to the front and access to the attic space.

Shower room

2.90m x 1.50m (9ft 6" x 4ft 11")

Shower cubicle along with a W.C. and a wash hand basin fitted into a vanity unit. Vinyl flooring and a modesty glazed window. Heated towel rail.





Upper Landing

Carpeted and a window to the rear. Quantum storage heater.

Bedroom 2

3.90m x 2.87m (12ft 9" x 9ft 5")

This double bedroom has warm carpeting and neutral decor. Window to the front. Ample space for freestanding bedroom furniture.

Bedroom 3

2.89m x 1.93m (9ft 5" x 6ft 4")

This single bedroom is carpeted and has a window overlooking the rear garden.



Garage

5.56m x 3.28m (18ft 2" x 10ft 9")

With an up and over electric vehicular door, power, lighting and water connection.

Outside

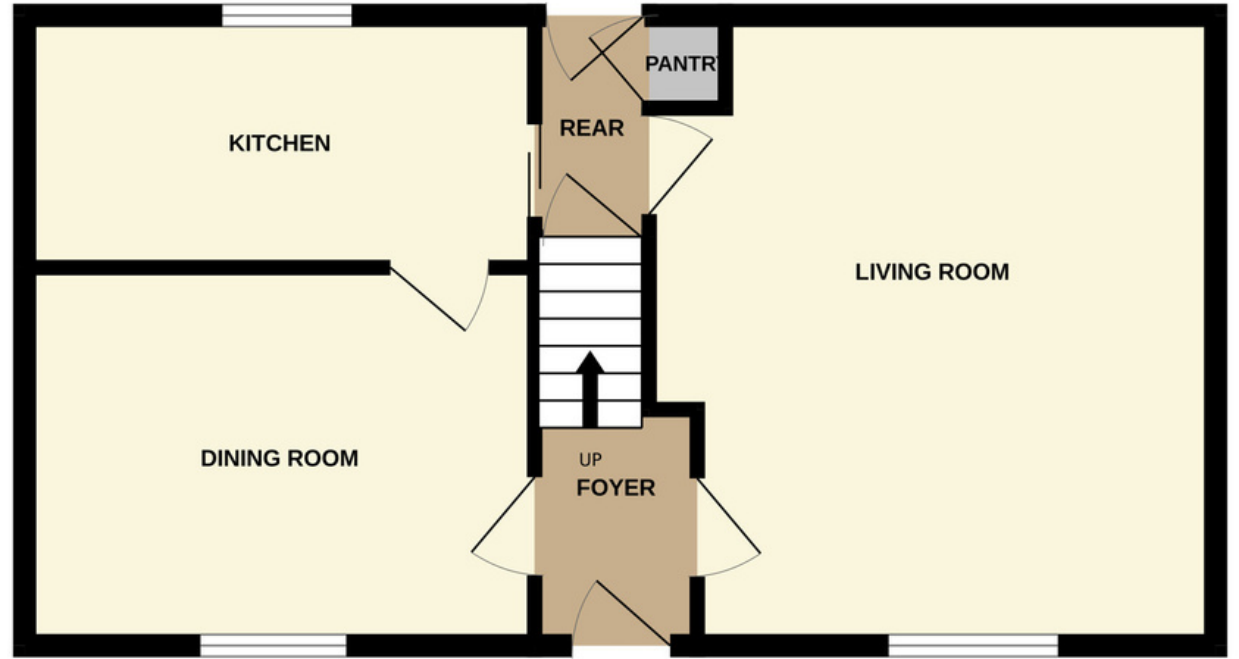
The easily maintained front garden is gravelled with flower beds. A pathway leads to the large rear garden, mainly laid to lawn with mature planting. Summerhouse providing a spot for relaxation.

Portacabin with a W.C and wash hand basin is also included in the sale.

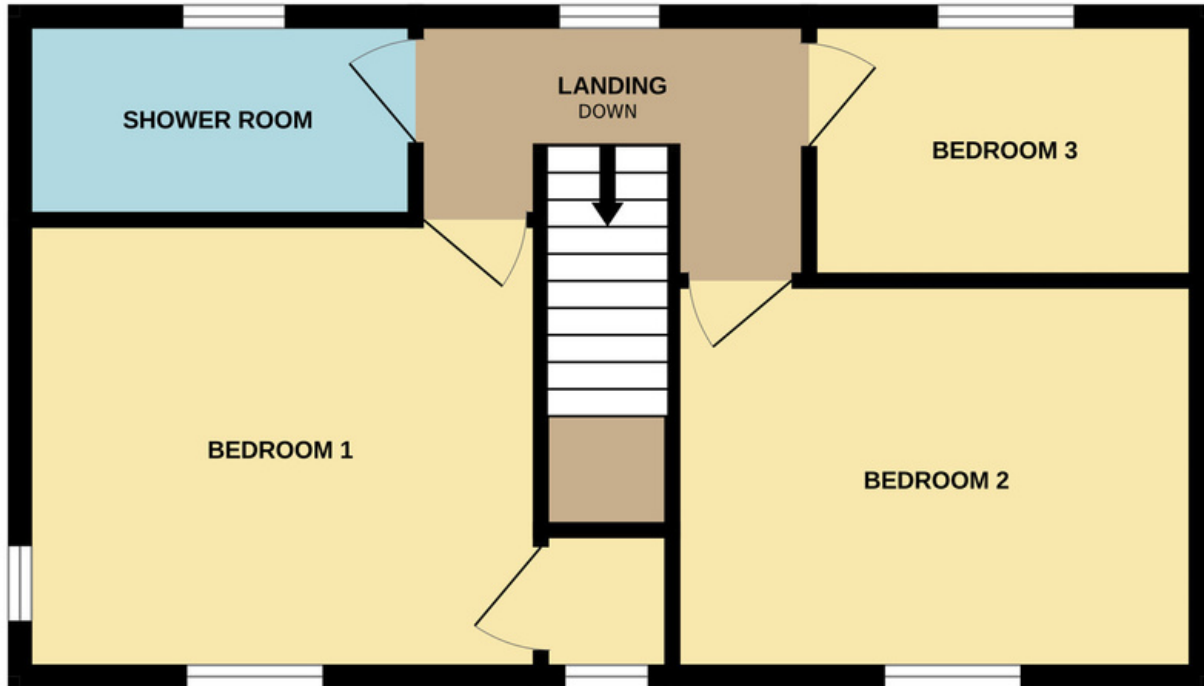


Floorplan

Ground floor



First floor



Taracliff has hardwood double glazed windows and electric heating.

Services

Mains services.

Council Tax

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

Energy Performance Certificate

Band E.

Fixtures & fittings

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

Price

Offers over £250,000

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
13 Bridge Street Kirkwall, Orkney
KW15 1HR

Opening hours:

Monday to Friday 09:00 - 17:00

Closed for an hour 13:00 - 14:00



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