



Offers over £195,000

Tigh-Nan-Lus
Mill Street, Kirkwall, KW15 1NL

Harcus.



Offered for sale is this charming three-bedroom detached house tucked away in a secluded, quiet location, yet conveniently located close to the schools and the town centre with all local amenities. The property features a lovely, sheltered garden at the front and rear.

Accommodation comprises Hallway, Kitchen, Living Room, three Bedrooms, one with an En-suite Shower room, and a Bathroom.

 3 bedrooms

 2 bathrooms

 1 Public room

Living room

3.90m x 3.88m (12ft 10" x 12ft 8")

A welcoming living room featuring a wood burning stove nestled within in a stone fireplace providing a cosy, feature focal point. Carpeted and with a large window enjoying the view over the delightful front garden. Built-in shelved cupboard. Television and a telephone point. Radiator.





Kitchen

3.90m x 2.40m (12ft 10" x 7ft 11")

Fitted with both floor and eye-level units and providing ample worktop space complemented by a tiled splashback. It includes a fridge freezer, an integrated hob and a double eye-level oven, along with plumbing for a washing machine and a dishwasher. Vinyl flooring and a window that overlooks the rear garden.





Bedroom 1

4m x 3.62m (13ft 1" x 11ft 10")

This double bedroom is carpeted with co-ordinating chic décor. Large velux window to the front of the property. Access to the eaves. Radiator.

En-suite Shower room

3.12m x 1.26m (10ft 2" x 4ft 1")

Stylish en-suite with a large shower, W.C. and a wash hand basin fitted into a vanity unit. Heated towel rail.



Bedroom 2

3.51m x 3.48m (11ft 6" x 11ft 5")

This bright double bedroom has neutral carpeting and decor. Window to the front of the property. Access to the attic. Radiator.





Bedroom 3

3.54m x 2.39m (11ft 7" x 7ft 10")

This bedroom is situated on the ground floor with a window looking out to the rear garden. Radiator.

Bathroom

2.66m x 1.96m (7ft 7" x 6ft 5") at most

Fitted with a bath, W.C. and a wash hand basin. Stylish vinyl flooring and a modesty glazed window to the rear. Radiator.





Outside

The secluded garden grounds at both the front and rear of the property are mainly laid to lawn with an array of trees, bushes and colourful planting in the summer months.

The rear garden boasts a paved patio with built-in seating alongside a spacious wooden shed measuring 3.66m x 3.59m (12ft x 11ft 9") with power and lighting which is included in the sale.



Tigh-Nan-Lus has double glazed timber windows and door and oil central heating.

Services

Mains services

Council Tax

Band C. This may be re-assessed when the property is sold.

Energy Performance Rating

Band E

Entry

By arrangement.

Fittings & fixtures

All floor coverings, light fittings and fridge freezer are included in the sale.

Price

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Interested parties

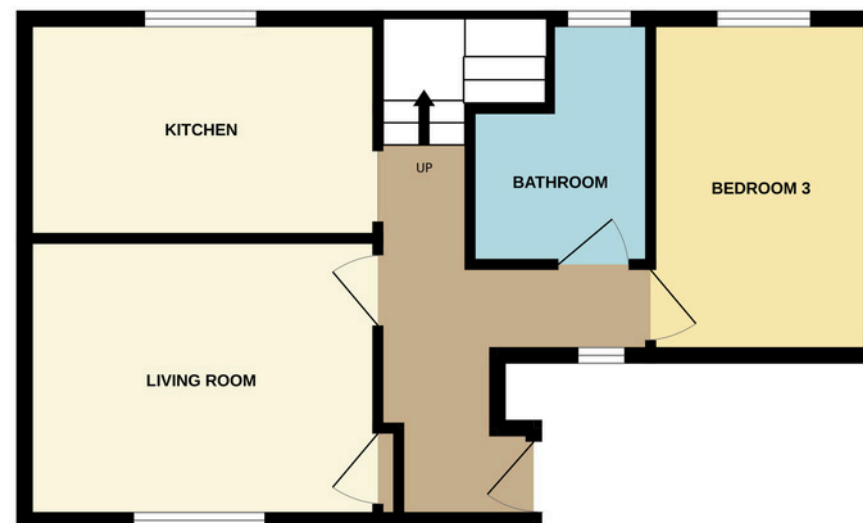
Please note your interest to Harcus Law.

Offers

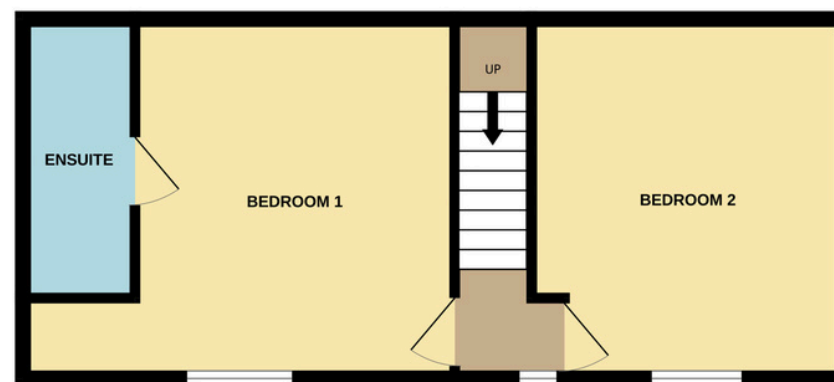
Written offers should be submitted to Harcus Law

Floorplan

Ground floor



First floor





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 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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