



O.I.R.O. £175,000

4 East Road  
Kirkwall, KW15 1HY

Harcus.






This impeccably presented and spacious two-bedroom semi-detached house is ideally located in the heart of Kirkwall, just a short distance from all local amenities. The property features a private paved courtyard at the rear.

Freshly decorated throughout and with oak doors, it also includes a newly installed shower room.

The accommodation consists of a living room, kitchen, two double bedrooms, and a shower room.

This property is well-suited for first-time buyers, young professionals, or as a buy-to-let investment.

 2 bedroom

 1 bathroom

 1 public room



### Entrance Hall

The entrance hall features vinyl flooring and a carpeted staircase leading to the upper level. It includes three under-stair cupboards that offer ample storage space, as well as an air source heating unit.

### Living room

4.47m x 3.64m (14ft 8" x 11ft 11")

This spacious living room is carpeted with an electric fire with stone hearth providing a welcoming focal point. There is a display alcove with a cupboard underneath, complemented by shelving. Air source heating unit.







### **Kitchen**

3.51m x 3.04m (11ft 6" x 9ft 11") approx

This charming kitchen features floor and eye-level units, and provides ample storage and worktop space. It includes an integrated oven and hob with an extractor hood, as well as plumbing for a washing machine. A generous, shelved pantry cupboard enhances storage. Natural light is afforded through a window and a glazed door, which leads to the rear garden. Panel heater.







### **Shower room**

2.02m x 1.95m (6ft 7" x 6ft 4")

Newly installed shower room, well appointed, with a wash hand basin set in a vanity unit, W.C. and a shower. Modesty glazed window. Heated towel rail.

### **Bedroom 1**

4.38m x 2.72m (14ft 4" x 8ft 11")

This double bedroom is enhanced by windows at both the front and rear, creating a delightful flow of natural light. The room is carpeted and features neutral decor, providing a versatile and inviting atmosphere. Panel heater.







### **Bedroom 2**

2.76m x 2.61m (9ft x 8ft 6")

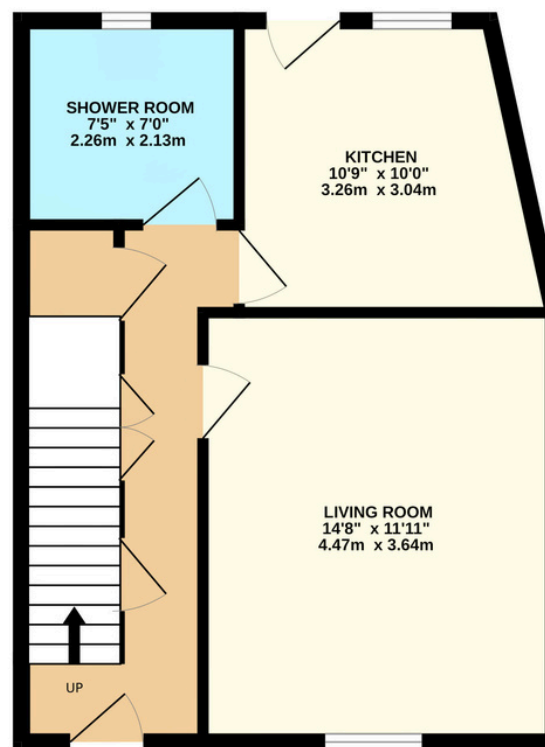
This bedroom features carpet flooring and a neutral colour scheme. It includes a window that looks out to the front of the property.







At the rear of the property, there is a low maintenance paved courtyard that offers a desirable outside space in the heart of the town. Wooden shed is included in the sale.



Floorplan



4 East Road has air source heating and electric panel heaters. Double glazed uPVC windows and doors.

### Services

Mains Services

### Council Tax

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

### Energy Performance Certificate

Band C.

### Fixtures & fittings

All floor coverings, blinds, light fittings and garden shed are included in the sale

### Price

O.I.R.O. £175,000

### Interested parties

Please note your interest to Marcus Law.

### Offers

Written offers should be submitted to Marcus 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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