



Offers over £195,000
(£10,000 below valuation)

10 Busant Drive
Kirkwall, KW15 1XW

Harcus.



This energy-efficient, three-bedroom end-terraced home is situated in a desirable residential area, with the advantage of backing onto open sports fields. Conveniently located near local supermarkets, Pickaquoy Sports Centre, and Glaitness Primary School, and just a short walk to the town centre, which offers all essential amenities. The property has been freshly decorated throughout.

Accommodation comprises Entrance, Living room, Kitchen/Diner, Utility room and a W.C. on the ground floor, with a Landing, 3 Bedrooms and a Bathroom on the first floor.

 3 bedrooms

 2 bathrooms

 1 Public room



Entrance

The entrance is carpeted and with a staircase leading to the upper accommodation.

Living room

4.79m x 3.69m (15ft 8" x 12ft 1") at widest

This welcoming living room is carpeted with matching décor and a window looking out to the front of the property. Two television and telephone points. Air source heating unit.





Kitchen/Diner

3.51m x 2.72m (11ft 6" x 8ft 11")

The kitchen is fitted with a range of units at floor and eye level. Good run of worktop space with a splashback. Integrated oven and hob with an extractor hood. Plumbed for a dishwasher and space for a fridge freezer. Room for a table and chairs. Vinyl flooring. Window overlooking the rear garden.





Utility room

1.99m x 1.71m (6ft 6" x 5ft 7")

The utility room provides space for laundry facilities with worktop space. Plumbed for a washing machine and space for a drier. External door to the rear garden.

W.C.

2m x 1.52m (6ft 6" x 4ft 11")

Fitted with a W.C. and a wash hand basin. Vinyl flooring. Deep under stair cupboard. Heated towel rail.

Upper Landing

The spacious upper hallway is carpeted and has a large airing cupboard. Access to the attic by a fold down ladder. Air source heating unit.



Bedroom 1

4.71m x 2.45m (15ft 5"x 8ft) at most

Double bedroom situated to the front of the property. Carpeted and with neutral decor. Ample space for freestanding furniture. Television and a telephone point. Panel heater.



Bedroom 2

3.62m x 2.70m (11ft 10" x 8ft 10") at most

This double bedroom is situated to the rear of the property. Carpeted and with neutral decor. Television point. Panel heater.





Bathroom

2m x 1.99m (6ft 6" x 6ft 6")

Well appointed bathroom comprising of a shower over the bath, W.C. and a wash hand basin. Vinyl flooring. Extractor fan and a shaving light. Heated towel rail.

Bedroom 3

3.02m x 2.26m (9ft 10" x 7ft 5") at most

This bedroom is carpeted and with neutral decor. Window looking out to the front of the property. Built-in wardrobe. Television point. Panel heater.





To the front of the property is a small lawned area. The garden to the rear is laid to lawn and includes a wooden shed.



10 Busant Drive has uPVC double glazed windows & external doors. Air to air source heating units and panel heaters.

There is an annual charge for communal ground maintenance.

Services

Mains services

Council Tax

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

Energy Performance Rating

Band B.

Entry

Immediate Entry Available.

Fittings & fixtures

All floor coverings and garden shed are included in the sale.

Price

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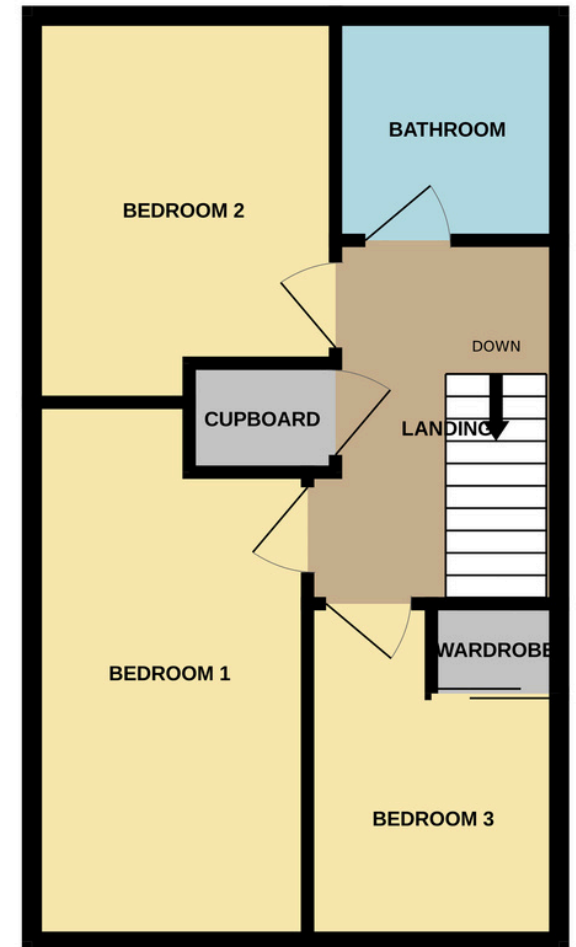
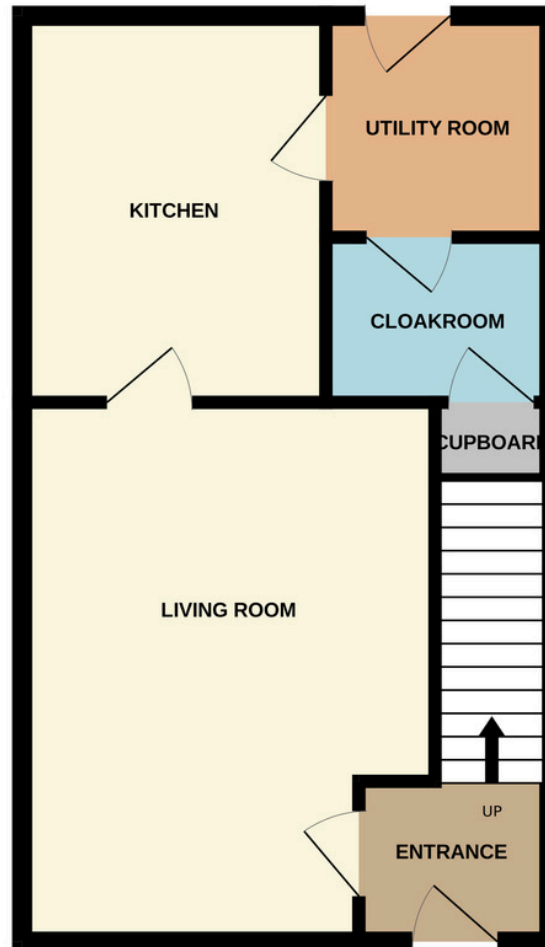
Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law

Floorplan





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 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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