



Offers over £160,000

51 Meadowbank
Kirkwall, KW15 1QJ

Harcus.



For sale is this deceptively spacious semi-detached home featuring low-maintenance front and rear gardens. It is ideally situated in a popular residential area close to the town centre, schools and all local amenities.

The accommodation consists of a Hallway, Living room, Dining Kitchen, three Bedrooms and a Shower room.

 3 bedrooms

 1 bathroom

 1 Public room



Hallway

The L-shaped hallway features carpeting and includes a shelved cupboard, as well as a spacious walk-in storage cupboard. Hatch to the attic. Window to the front. Radiator.

Living room

4.72m x 3.86m (15ft 6" x 12ft 8")

The welcoming living room boasts two rear-facing windows that let in a good flow of natural light. A multi-fuel stove, set on a stone hearth serves as a charming focal point. The room is carpeted is complimented by co-ordinating neutral decor with a chic feature wall. A door leads out to the rear garden. Television point.



Kitchen

4.57m x 2.48m (15ft x 8ft 1")

This kitchen features units at both floor and eye level, equipped with a built-in oven, hob, and extractor fan. It is also plumbed for a dishwasher and washing machine, both of which are part of the sale. Additionally, there is space for a fridge freezer and a dryer. The room comfortably accommodates a dining table and includes a window that overlooks the front. Radiator.





Bedroom 1

3.89m x 3.20m (12ft 9" x 10ft 6") at most

This double bedroom is carpeted and benefits from built-in shelving. Fitted double wardrobe with hanging rail, shelving and mirror doors. Window looks out to the front garden, Radiator.





Bedroom 2

4.32m x 2.57m (14ft 2" x 8ft 5")

This double bedroom is carpeted and with stylish decor. Double built-in wardrobe with a hanging rail and shelf providing storage. Window to the rear. Radiator.





Bedroom 3

2.79m x 2.40m (9ft 2" x 7ft 11")

This bedroom has warm decor and a window looking out to the rear. Built-in wardrobe providing storage. Radiator.

Shower room

2.31m x 1.43m (7ft 7" x 4ft 8")

Comprising of a shower cubicle, along with a wash hand basin and W.C. fitted into a vanity unit with units above. Heated towel rail.





Outside

At the front of the property, there is a paved area featuring a colourful flower bed. The rear garden is also paved and includes a drying line. Additionally, there is a stone-built shed measuring 2.20 m x 1.40 m (7 ft 3" x 4 ft 7"), which houses the oil boiler and is equipped with both power and lighting.



51 Meadowbank features uPVC double glazed windows and doors and has oil central heating.

Services

Mains services

Council Tax

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

Energy Performance Rating

Band E

Entry

By arrangement.

Fittings & fixtures

All floor coverings, curtains, light fittings, washing machine and dishwasher are included in the sale.

Price

Offers over £160,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

Floorplan





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