

Offers over £115,000

6 Vasa Kirkwall, KW15 1UT Harcus.



This one bedroom semi-detached dwelling is situated in a popular residential area, close to the town centre, schools and all local amenities.

This property is being sold with all furniture and white goods included and would be well-suited for first-time buyers, young professionals, or as a buy-to-let investment.



1 bedroom



1 bathroom



1 public room

### **Entrance Vestibule and Hallway**

The entrance vestibule features an inner glazed door that leads into the hallway. This area includes an airing cupboard, as well as a generously sized walk-in storage room 1.57m x 1.53m (5ft 1" x 5ft). Storage heater.

# Open plan Living room/Kitchen

6.91m x 3.20m (22ft 8" x 10ft 6")

This inviting living room features a full-height window with a glazed door at the rear, allowing abundant natural light to flood the space. It is furnished with two comfortable leather sofas, to unit and a coffee table. Storage heater.

The kitchen is fitted with units at both floor and eye level, complemented by a run of worktops, including a breakfast bar. Integrated oven and hob along with a washing machine and fridge freezer are included in the sale. Storage heater.









#### **Bedroom**

3.52m x 3.17m (11ft 6" x 10ft 4")

This double bedroom is situated to the rear of the property. Two built-in wardrobes with hanging rails providing good storage. Carpeted and with neutral decor. Panel heater.

#### **Bathroom**

2.57m x 1.69m (8ft 5" x 5ft 6")

Fitted with a bath, W.C. and a wash hand basin. Modesty glazed window and tiled flooring. Extractor fan. Storage heater.



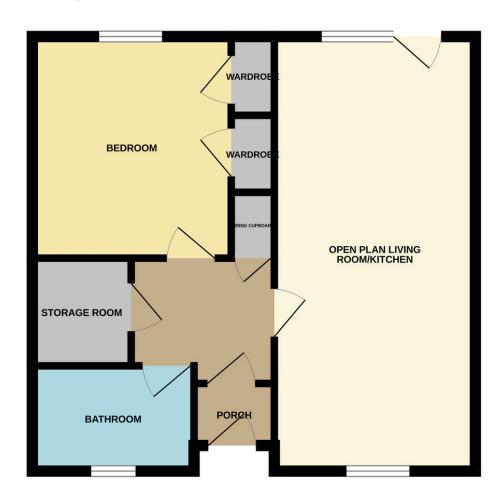






To the front, is a lawn accompanied by a drying area. A pathway leads around to the rear of the property, which is laid to stone chips for easy maintenance and includes a wooden storage shed.

# Floorplan



6 Vasa has electric heating and uPVC windows and door.

# **Services**

**Mains Services** 

#### **Council Tax**

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

## **Energy Performance Certificate**

Band E.

#### **Fixtures & fittings**

All items in the property are included in the sale.

#### **Price**

Offers over £115,000

### **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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enquiries@harcuslaw.co.uk

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