



Karrawa Guest House, Inganess Road, Kirkwall, KW15 1SP

Karrawa Guest House is a highly successful & unique family run business conveniently situated in Kirkwall with superb online presence and reviews, currently operating 12 months a year, providing a fantastic home and lifestyle opportunity/career change.

There are six well-appointed en-suite guest rooms, a reception area, hallway with ample storage and a spacious conservatory breakfast room in one wing of the substantial property with 2-4 Bedroom owners' accommodation having its own private entrance.

The property is set in a large garden with ample parking, lawns and sheltered paths.

**OFFERS OVER
£595,000**



- 6 guest bedrooms – 3 x double, 2 twin and 1 family.
- Guest reception area.
- Spacious and bright breakfast room.
- Owners 2-4 bedroom accommodation has separate private entrance.
- Large living room with dining area and feature stove.
- Spacious kitchen with breakfast bar.
- Oak finishings feature in several rooms.
- Family bathroom and shower room.
- Master bedroom with walk-in wardrobe.
- Office/ bedroom 3.
- Nursery/bedroom 4 off bedroom 1.
- Utility room. Studio.
- 1 large garden shed & wood shed.
- Private sheltered patio/rear garden.
- Ample, tarmacked, parking to front together with lawn and sheltered seating area.



LOCATION

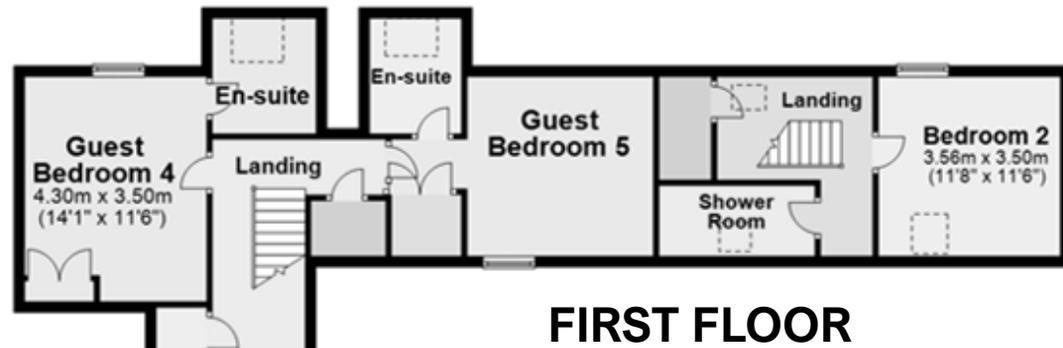
Karrawa Guest House is situated in Kirkwall within walking distance of schools, shops and local amenities.

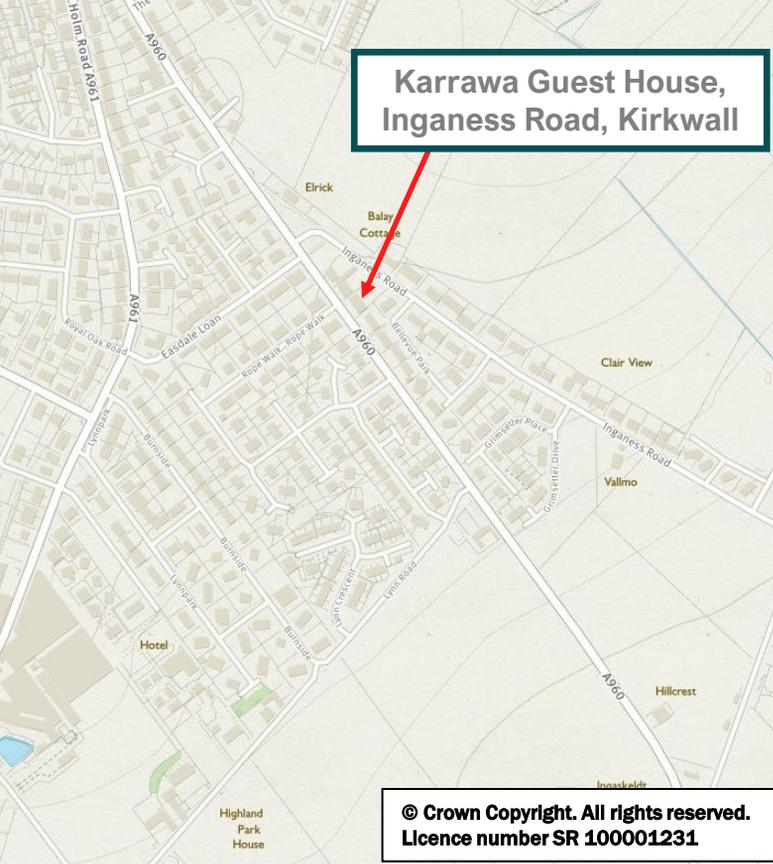


BREAKFAST ROOM



GUEST BEDROOM 3





**Karrawa Guest House,
Inganess Road, Kirkwall**

© Crown Copyright. All rights reserved.
Licence number SR 100001231



RECEPTION



GUEST BEDROOM 6



SERVICES – Mains services. Telephone.

COUNCIL TAX BAND - Band E. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

RATABLE VALUE - £7,000.

ACCOUNTS – Abbreviated trading accounts will be made available, at the discretion of the owner, to interested parties nominated financial advisors.

ENERGY PERFORMANCE RATING – Band D.

ENTRY - By arrangement.

FIXTURES AND FITTINGS – The contents of the guest house are included in the sale price together with the floor coverings of the owners accommodation.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers over £595,000
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

rightmove 
find your happy

Lows Solicitors – Estate Agents
5 Broad Street, Kirkwall, Orkney, KW15 1DH
T: 01856 873151 F: 01856 875450 W: www.lowsorkney.co.uk

CMS

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.