



7 Mounthoolie Place, Kirkwall, KW15 1JZ

7 Mounthoolie Place is a 2 storey terraced dwelling with 2-3 bedrooms located in the heart of the town centre within the Kirkwall Conservation Area.

There is a garage and a secluded courtyard with a raised flower bed. This would make an ideal family home or could serve well as a buy to let investment.

**OFFERS OVER
£165,000**



- Electric storage heating.
- Open fire in living room.
- UPVC double and triple glazed windows.
- Spacious living room.
- Office/single bedroom.
- Kitchen/diner with integrated oven and hob. Space for dining table and chairs.
- Bathroom with four piece suite and two bedrooms (one with en-suite WC) on the first floor.
- Garage with electric up and over door, workshop area and sink.
- Secluded courtyard with raised flower bed.



LOCATION

7 Mounthoolie Place is situated in the heart of Kirkwall town centre close to all local amenities.

OFFICE/SINGLE BEDROOM



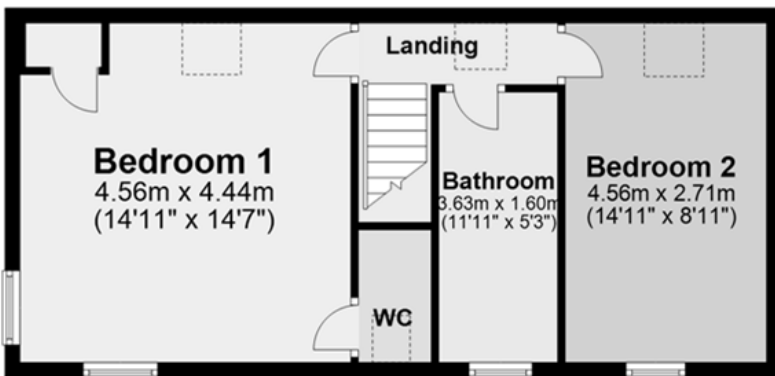
BEDROOM 1



BEDROOM 2



FIRST FLOOR



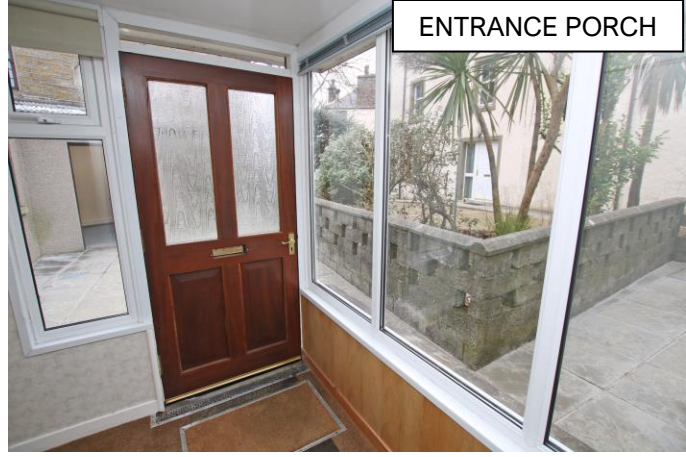
GROUND FLOOR



7 Mounthoolie Place, Kirkwall



ENTRANCE PORCH



PATIO



GARAGE & COURTYARD



SERVICES – Mains services. Telephone.

COUNCIL TAX BAND - Band C. 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.

ENERGY PERFORMANCE RATING – Band E.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings, carpets, curtains, Whirlpool under counter fridge/freezer, Hotpoint washing machine and bedroom furniture are included in the sale price.

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

PRICE – Offers over £165,000.

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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Lows Solicitors – Estate Agents

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RJF

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.