



**5 Main Street,
Kirkwall, KW15 1BU**

 **LOWS**

OFFERS OVER £365,000 - £10,000 LESS THAN HOME REPORT VALUATION

5 Main Street is a substantial 5 bedroom town house, conveniently situated within a short walk of the town centre. The well-presented 'B' listed dwellinghouse offers a high standard of family accommodation including a living/dining room, sitting room and large sunroom on the ground floor and bedrooms on the first and second floors.

There is off-street parking, patio, walled garden and garage with electric sectional door.

- Air to water central heating.
- Solid fuel stove with feature alcoves either side in living room/dining room.
- Gas fire in the sitting room.
- Large sun lounge with air source heater and patio doors.
- Fitted base and wall kitchen cupboards with integral fridge and dishwasher.
- Shower room and rear vestibule on ground floor.
- Bathroom and 3 double bedrooms, one with dressing room, on 1st floor.
- 2 double bedrooms on 2nd floor.
- Patio. Walled garden.
- Garage with electric sectional door.
- Private off-street parking.

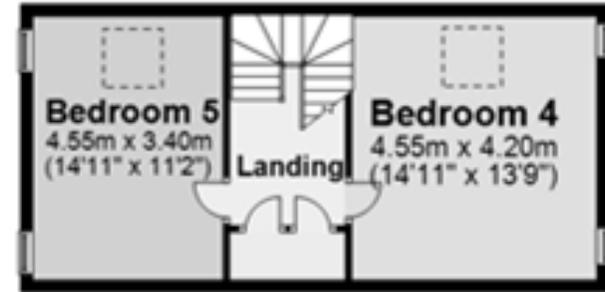
LOCATION

5 Main Street is situated a short walk from the town centre and is located within the Kirkwall Conservation area.

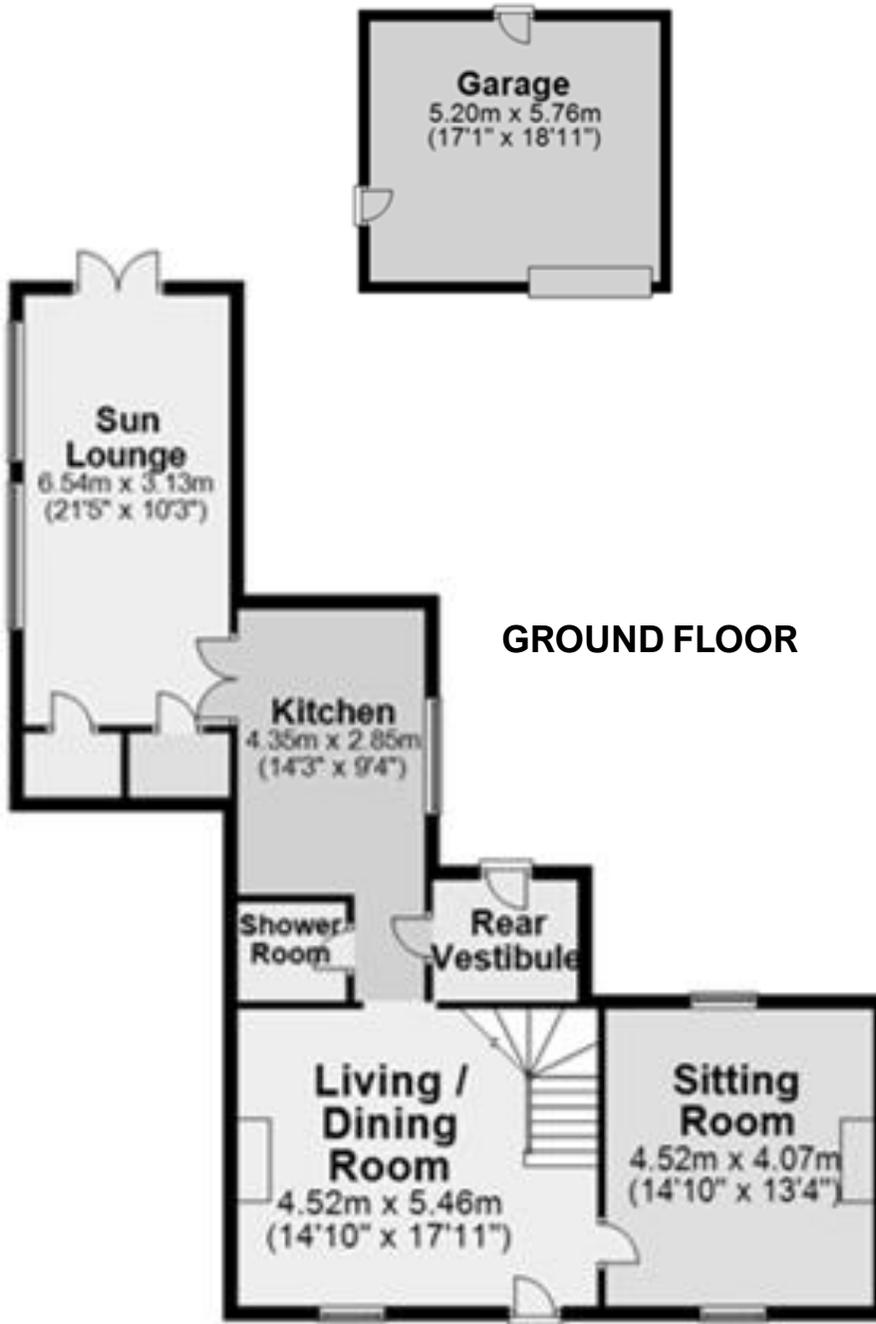




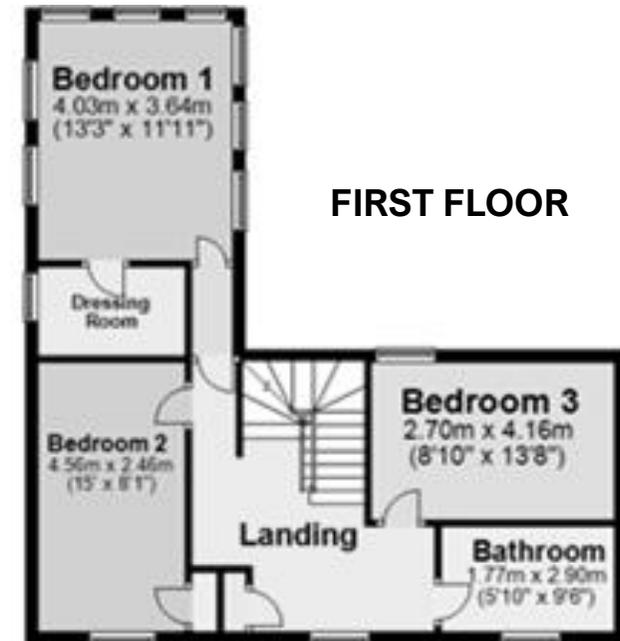
SECOND FLOOR



GROUND FLOOR



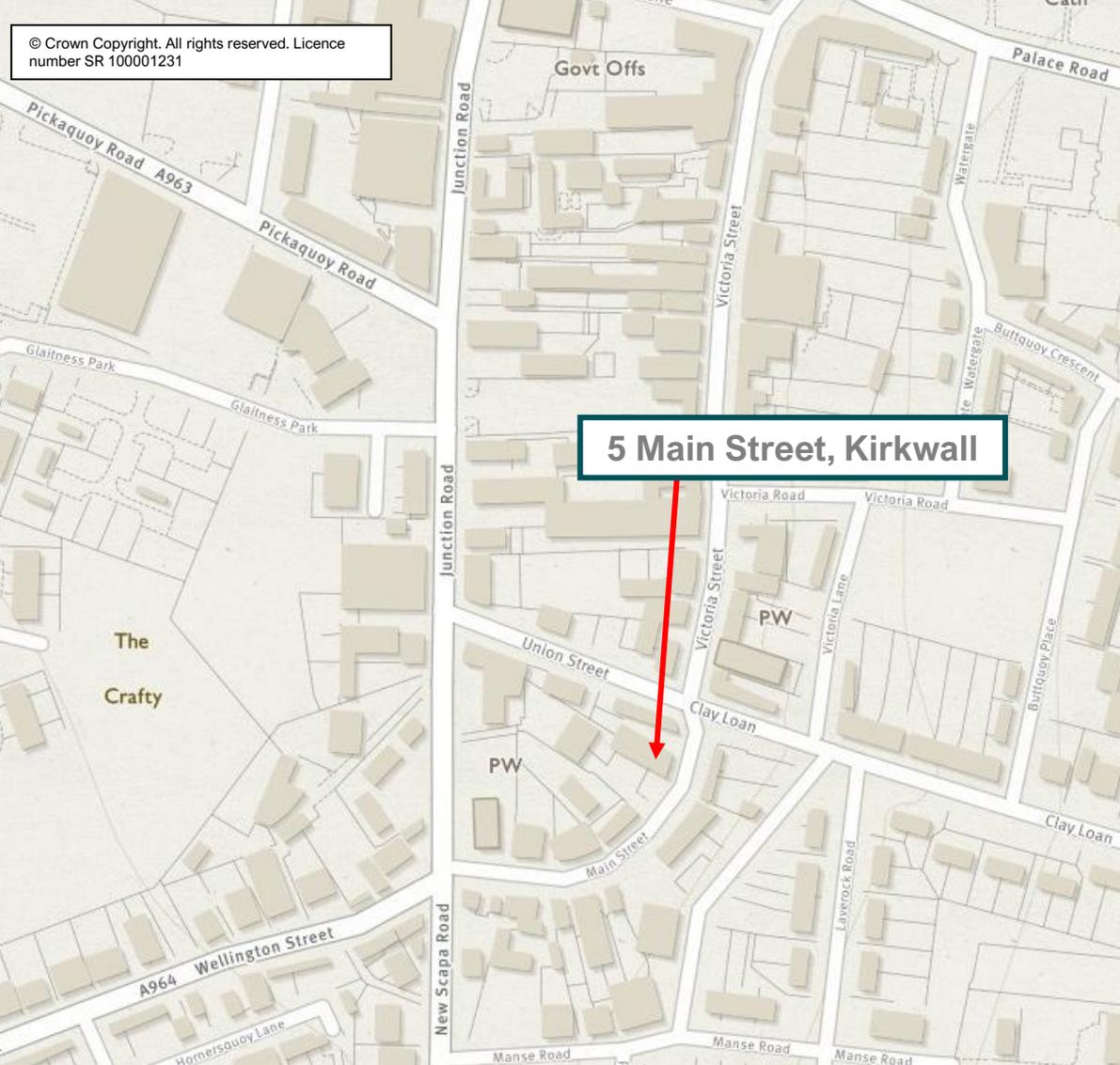
FIRST FLOOR











5 Main Street, Kirkwall

SERVICES – Mains services. Telephone.

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

ENERGY PERFORMANCE RATING – Band C.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings and blinds are included in the sale price.

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

PRICE – Offers over £365,000

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

ETCN

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.