



3 Baikie's Buildings,

Junction Road, Kirkwall, KW15 1AF

OFFERS OVER £80,000
(£10,000 LESS THAN HOME REPORT VALUATION)



3 Baikie's Buildings is a one-bedroom dwelling which requires partial modernisation.

The property has a large living room, kitchen and shower room on the ground floor. The bedroom is on the first floor, and it has a fireplace and built-in cupboard.

There is a lean-to store with the property, which requires attention, together with an enclosed shared garden.

- Living room with fireplace.
- Kitchen with plumbing for a washing machine and space for table and chairs.
- Shower room.
- Double bedroom with fireplace.
- Lean-to store.
- Shared garden.

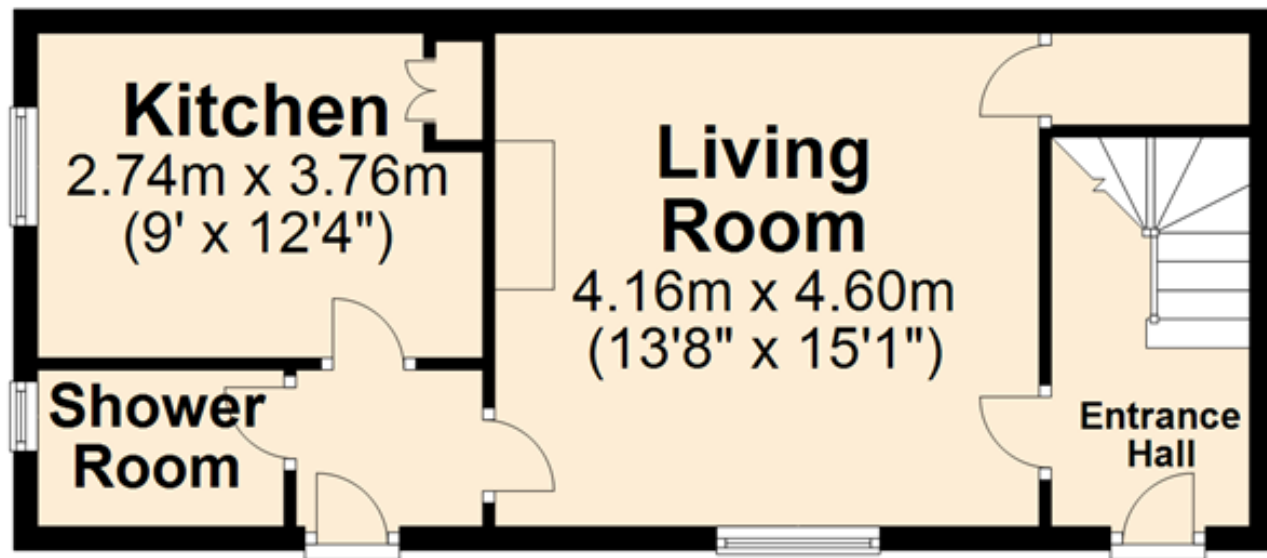
LOCATION

3 Baikie's Buildings is conveniently located very close to the town centre and its amenities.

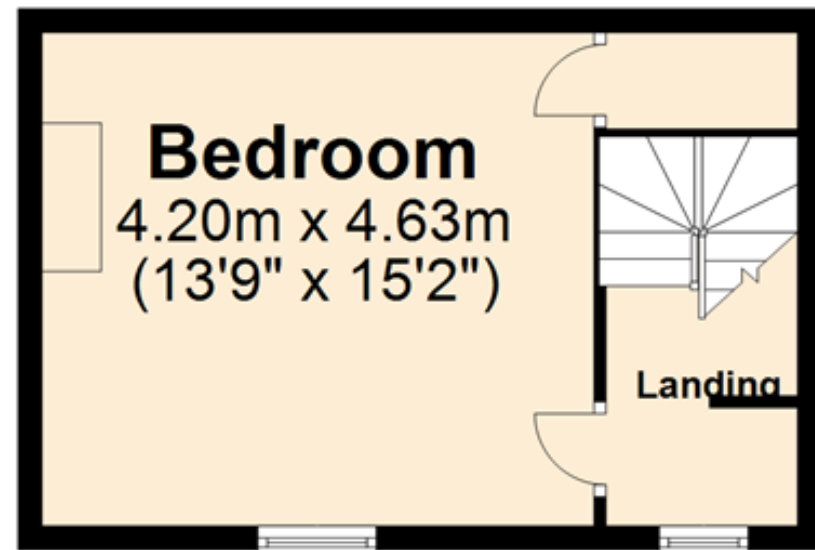




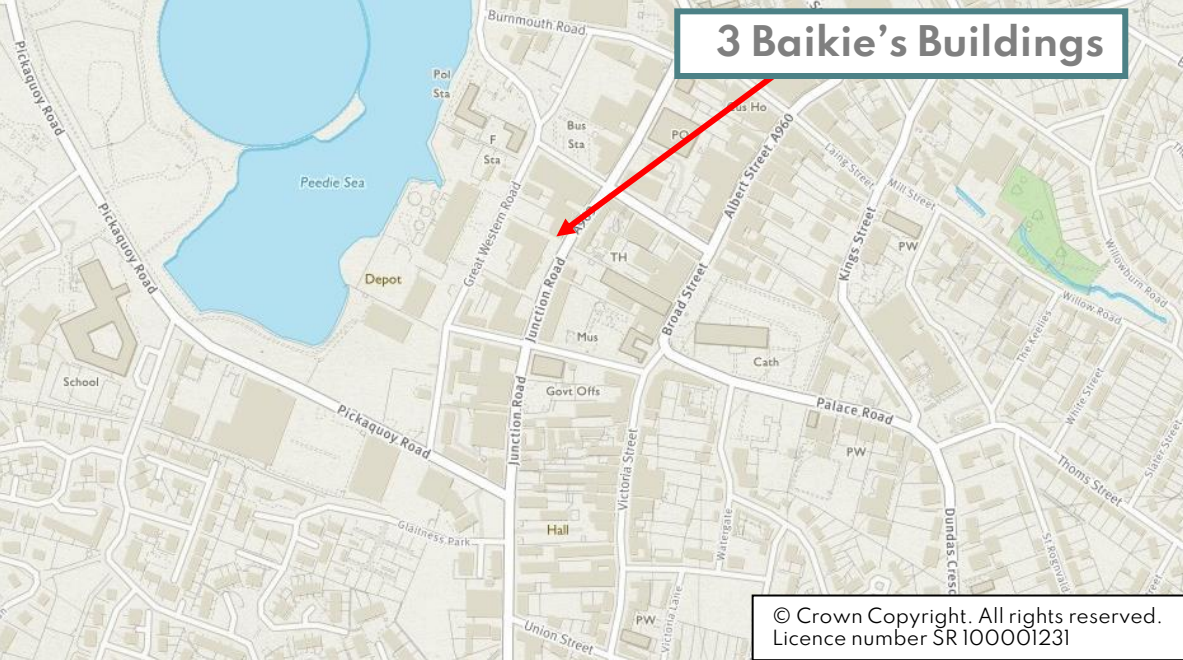
Ground Floor



First Floor



3 Baikie's Buildings



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SERVICES – Mains services.

COUNCIL TAX BAND – Band B. 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 G.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings and the cooker are included in the sale price.

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

PRICE – Offers Over £80,000

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

Lows Solicitors – Estate Agents
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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.