



**15 Earl Thorfinn Street,**  
Kirkwall, KW15 1QF

**OFFERS OVER £145,000**



15 Earl Thorfinn Street is a two-bedroom semi-detached bungalow which requires partial modernisation.

The property has a large living room with tiled fireplace. The kitchen has modern fitted cupboards with integral oven, hob and cooker hood.

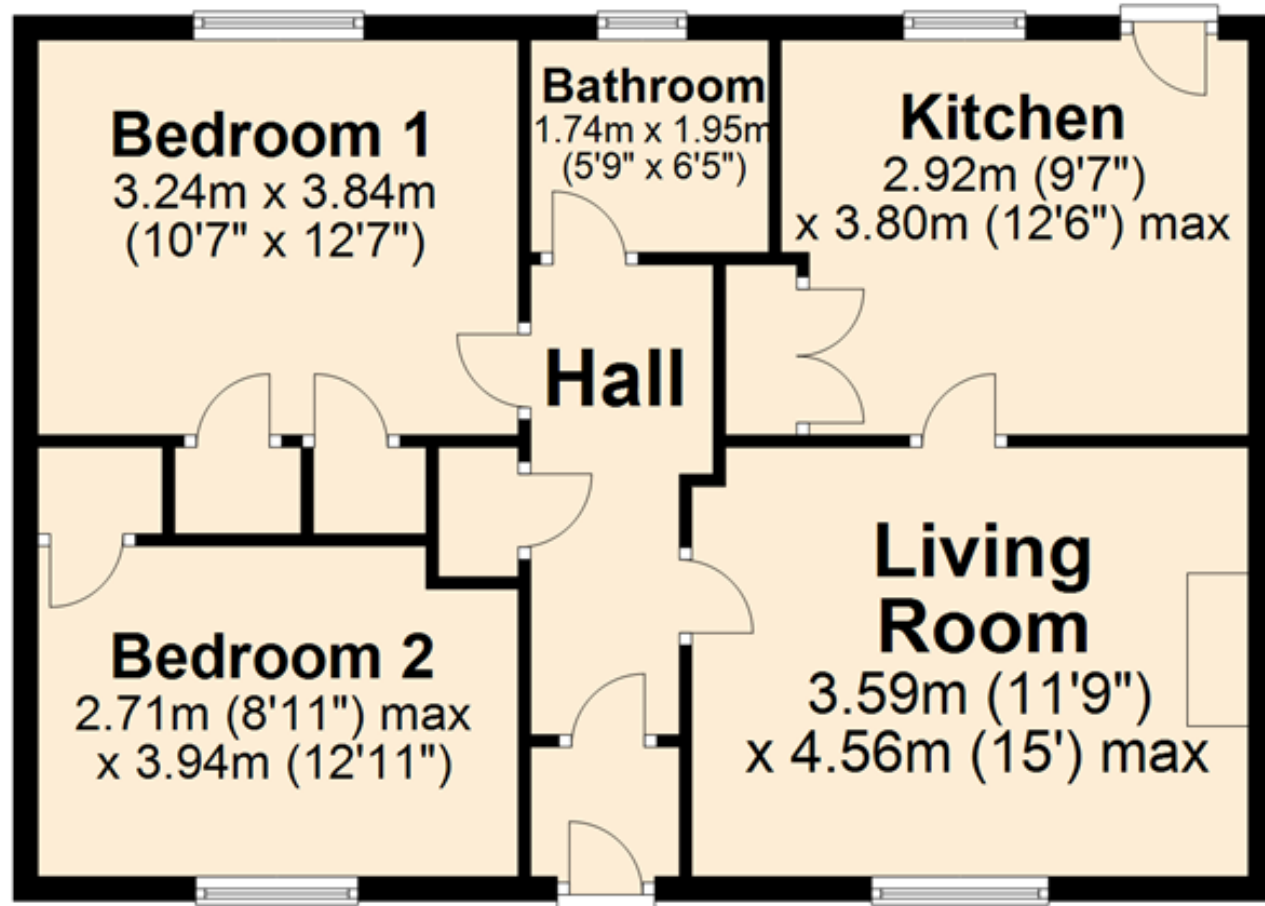
There is a 3-piece bathroom suite with electric shower over the bath. Bedroom 1 has a built-in wardrobe and cupboard. The front garden offers off-street parking, and the large rear garden includes a greenhouse, shed, grass, trees and bushes.

- uPVC framed double glazed windows.
- Electric storage heaters.
- Living room with fireplace.
- Kitchen with modern fitted units.
- Shower room
- Two double bedrooms.
- Garden to front and rear.

## LOCATION

15 Earl Thorfinn Street is located within walking distance of the town centre and schools.





# 15 Earl Thorfinn Street



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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 E.

**ENTRY** – By arrangement.

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

**PRICE** – Offers Over £145,000

**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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## DMNH

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.