

Flat 2, 22 Bridge Street, Kirkwall, KW15 1HR

OFFERS OVER £160,000





Flat 2, 22 Bridge Street is a well presented 3 bedroom townhouse located in the centre of town.

The charming B listed dwelling lies within the Kirkwall Conservation Area.

The spacious accommodation is divided over three floors with the property having its own private entrance.

- Wood framed sash and case double glazed windows.
- UPVC glazed outer door.
- Adax Neo electric panel heaters with WiFi thermostats.
- Dual aspect living room with multi fuel stove.
- Kitchen/diner with dual aspect and space for table and chairs.
- Utility room/pantry.
- Modern bathroom located on first floor with shower above bath.
- Bedrooms 1, 2 and 3/office located on the second floor.
- Private ground floor entrance hall.

LOCATION

Flat 2, 22 Bridge Street is located in the centre of town close to all local amenities.











SECOND FLOOR



GROUND FLOOR



FIRST FLOOR







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 F.

ENTRY – By arrangement.

FIXTURES & FITTINGS - All floor coverings, blinds, Newhome cooker and Beko dish washer are included in the sale price.

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

PRICE – Offers Over £160,000.

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

Lows Solicitors - Estate Agents 5 Broad Street, Kirkwall, Örkney, 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.

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. No responsibility can be accepted for any expenses incurred by

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intending purchasers in inspecting properties which have been sold or withdrawn.