



**Marheath,**  
Mill Street, Kirkwall, KW15 1NL

**OFFERS OVER £265,000**









Marheath is a well presented, spacious 2-3 bedroom detached dwelling house situated very close to the town centre. The attractive property offers a high standard of accommodation and has a sheltered rear garden, garage and off-street parking.

Marheath stands in good decorative order and benefits from air source heating and uPVC framed double glazed windows.

The spacious living room is on the first floor together with the master bedroom and en-suite shower room. The dining room/bedroom 3, bedroom 2, bathroom and the well-appointed kitchen are on the ground floor. The sheltered rear garden has a summer house with patio doors, decking, patio, fireplace and water features.

There is an off-street parking space in front of the garage. The garage has an electric door and an internal door into the workshop. Off the workshop are a toilet and storeroom.



- Air source heating.
- uPVC framed double glazed windows.
- Spacious first floor living room.
- Fitted kitchen with integral hob, cooker hood, eye level double oven and dishwasher.
- Dining room/bedroom 3.
- Bathroom with shower over bath.
- Master bedroom with en-suite, jack and jill door into living room.
- Summer house in rear garden.
- Garage, workshop, toilet and store.
- Electric car charging point.
- Within Kirkwall Town Conservation Area.



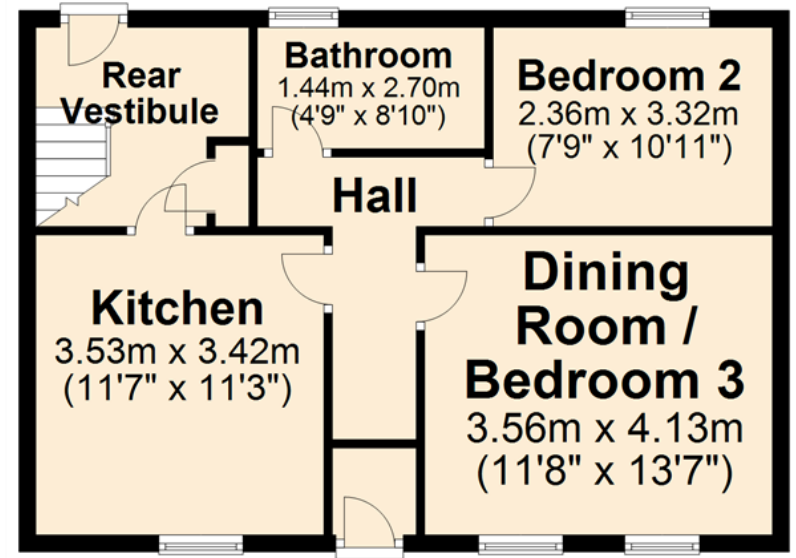
## LOCATION

Marheath is situated a short walk from the town centre.

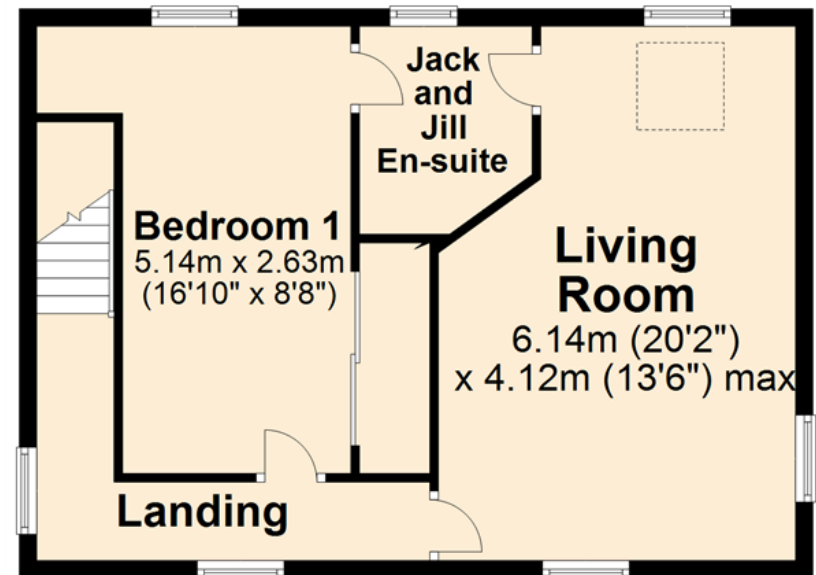




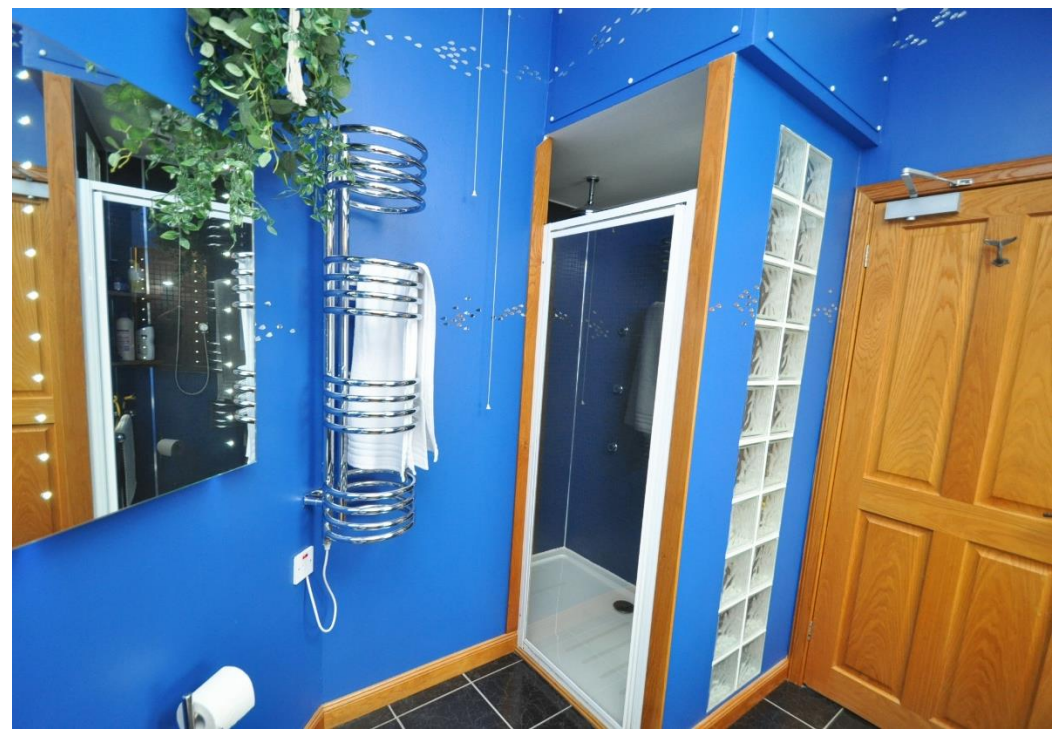
## GROUND FLOOR



## FIRST FLOOR

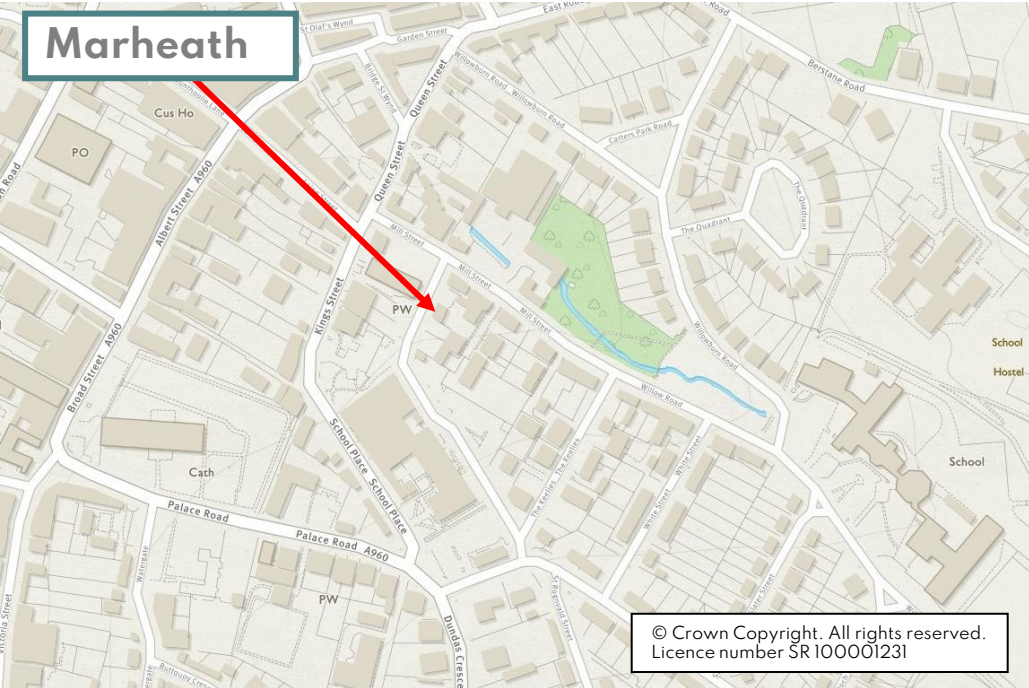








# Marheath



**SERVICES** – Mains services. Telephone.

**COUNCIL TAX BAND** – Band D. 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.

**FIXTURES AND FITTINGS** – All blinds and the bedroom furniture in bedroom 1 are included in the sale price.

**ENTRY** – By arrangement.

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

**PRICE** – Offers Over £265,000

**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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#### 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.