



5 Kiln Corner,
Kirkwall, KW15 1NU

OFFERS OVER £135,000



5 Kiln Corner is a well-presented 2 bedroom second floor apartment conveniently situated very close to the town centre.

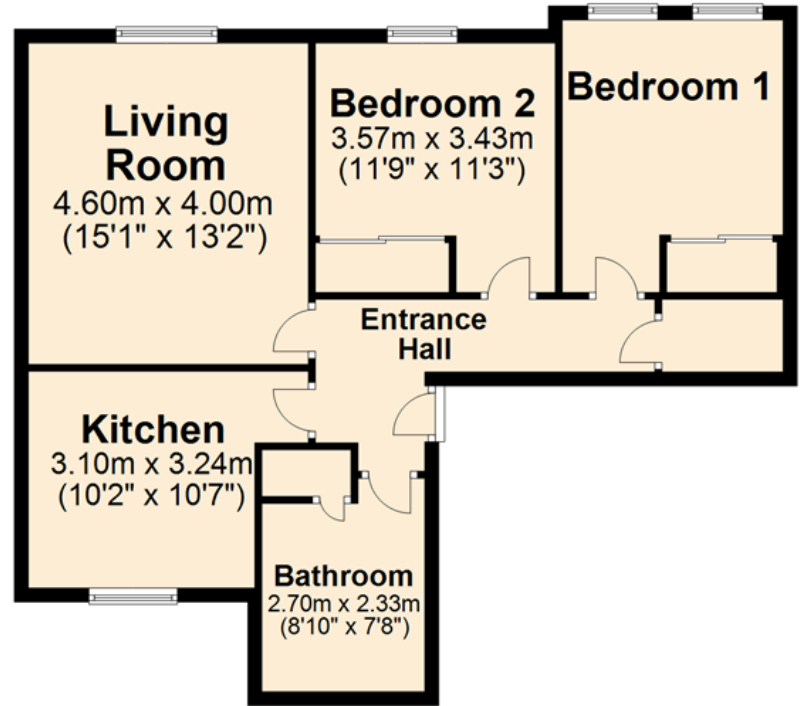
The property has neutral décor throughout with a bright spacious living room, modern kitchen with space for a table and chairs and a shower room with shower over the bath.

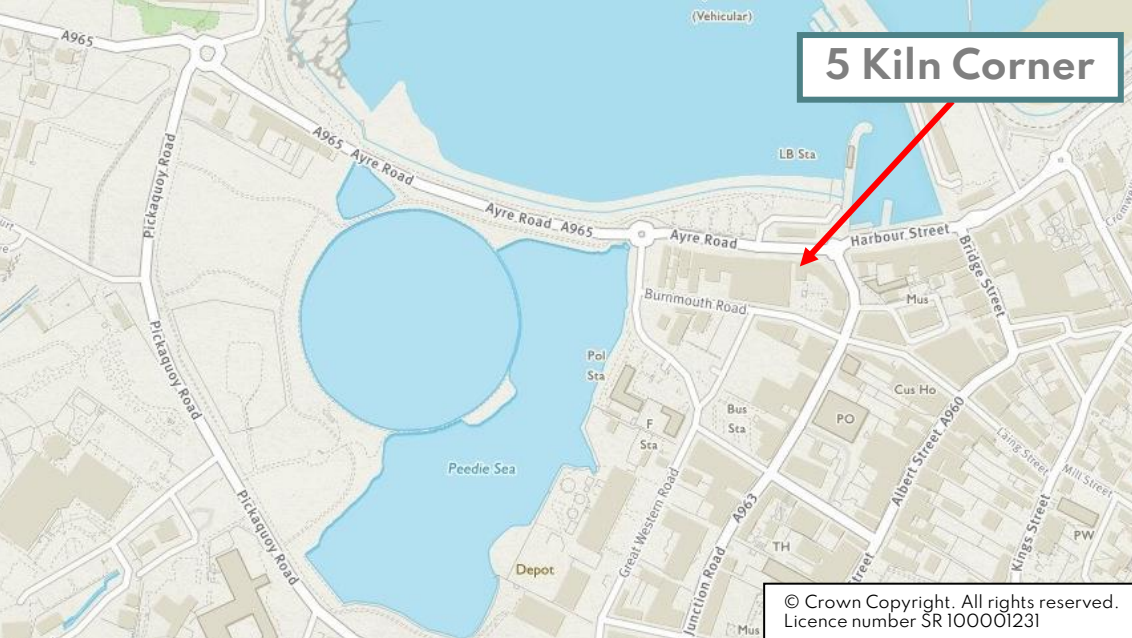
- Electric storage and panel heaters.
- Nordan double glazed windows.
- Spacious living room with harbour views.
- Modern fitted kitchen with integrated appliances, plumbing for a washing machine and space for a table and chairs.
- Both bedrooms benefit from fitted wardrobes.
- Attic storage space.
- Handy central location.
- Shared exterior door has an entry system.
- Designated car parking space.

LOCATION

5 Kiln Corner is situated just a few minutes' walk to the town centre with all local amenities.







5 Kiln Corner

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SERVICES – Mains services. Telephone.

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.

FACTORING CHARGE – Monthly factoring fee paid to O.H.A.L (£90.85).

ENERGY PERFORMANCE RATING – Band C.

FIXTURES AND FITTINGS – All floor coverings are included in the sale price. Furniture available by separate negotiation.

ENTRY – By arrangement.

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

PRICE – Offers Over £135,000.

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

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EJT

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 intending purchasers in inspecting properties which have been sold or withdrawn.