



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

**OFFERS OVER £140,000  
(£45,000 LESS THAN HOME REPORT VALUATION)**

 **LOWS**

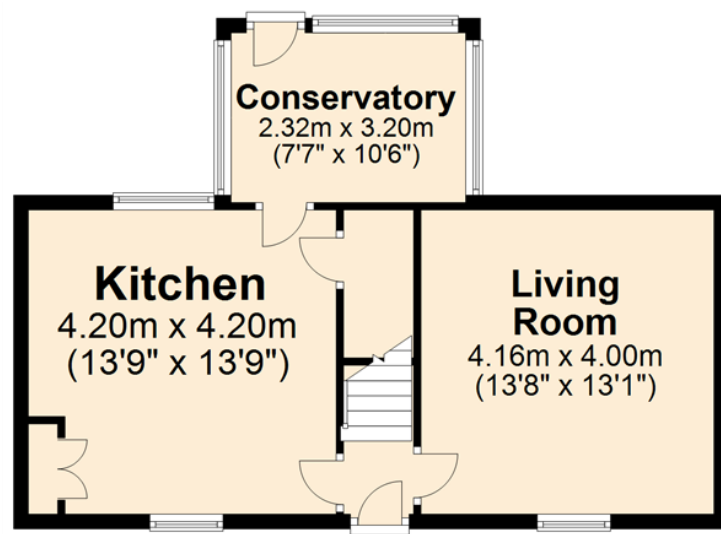
4 Mill Street is a spacious 2 bedroom semi-detached dwelling house conveniently situated very close to the town centre. The living room features a beamed ceiling and varnished wooden floor and the kitchen has a dining area. The conservatory looks out onto the mature rear garden. The two bedrooms and shower room are on the first floor.

- uPVC framed double glazed windows.
- Electric storage and panel heaters.
- Former fireplace in living room.
- Kitchen with integral hob, oven and plumbing for a dishwasher and washing machine.
- Conservatory with door into rear garden.
- Shower room with electric shower and wet room style floor.
- Panel heater in both bedrooms.
- Mature rear garden with lawn, trees and bushes.

## LOCATION

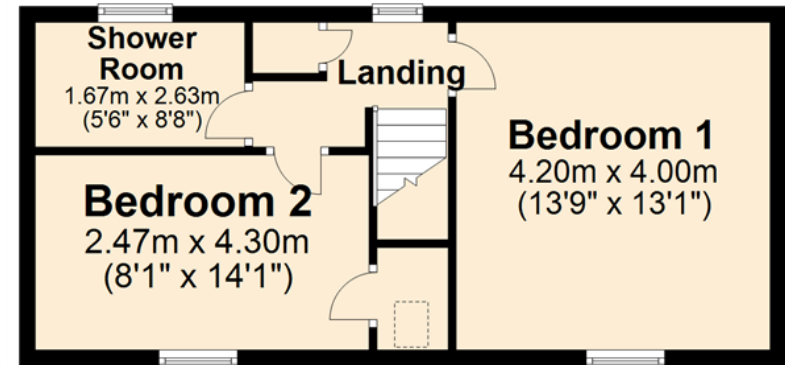
4 Mill Street is situated very close to the town centre and within the Kirkwall Conservation Area.





Ground Floor

First Floor





**SERVICES** – Mains services.

**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 E .

**ENTRY** – By arrangement.

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

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

**PRICE** – Offers Over £140,000

**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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**EJT**

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.