

**CLOSING DATE SET FOR OFFERS  
2PM THURSDAY 3<sup>rd</sup> OCTOBER 2024**



**The Little House, Coplands Lane,  
Kirkwall, KW15 1JG**



**OFFERS OVER £115,000**



The Little House is a one bedroom cottage with adjacent off-street parking space. The attractive property, which may especially appeal to a first-time buyer, has modern air source heating and uPVC framed double glazed windows.

The bright living room has 3 windows together with a fitted cupboard. There are fitted cupboards in the kitchen with the fridge, freezer and cooker included in the sale price.

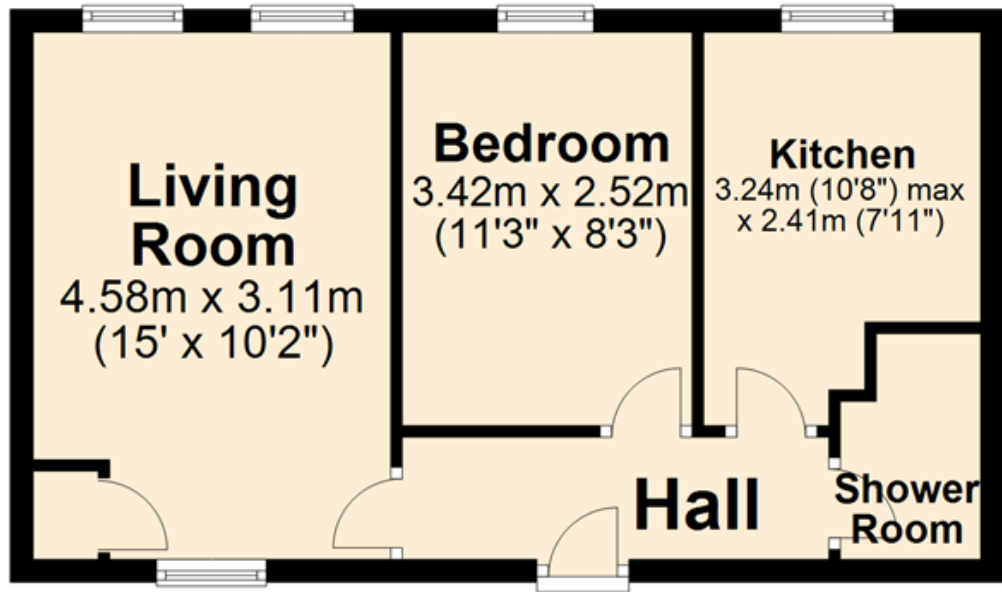
The shower room has an electric shower.

- uPVC framed double glazed windows.
- Electric air source heating
- Living room has an air source heater and fitted cupboard.
- Electric shower.
- Fitted kitchen cupboards with fridge, freezer and cooker included in the sale price.
- Off-street parking space adjacent to the house.

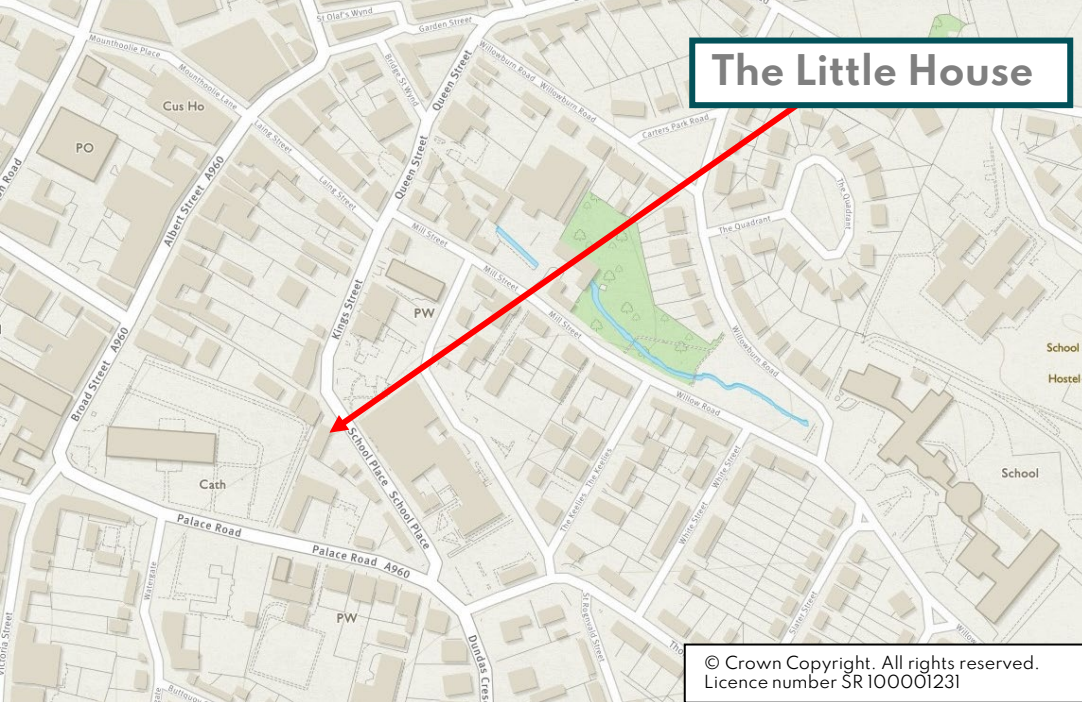
## LOCATION

The Little House is situated very close to the town centre and within the Kirkwall Conservation Area.









**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Band A. 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 together with the fridge, freezer and cooker are included in the sale price.

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

**PRICE** – Offers Over £115,000

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

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**EJP**

- 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.