



**37 Clay Loan,**  
Kirkwall, KW15 1QQ

**OFFERS OVER £145,000**





37 Clay Loan is a well-presented 2 bedroom mid-terraced dwelling house. The property stands in good decorative order and has electric air source heating together with uPVC framed double glazed windows.

The living room has a solid fuel stove with back boiler heating the hot water and the radiators in the bedrooms. The fitted kitchen has plumbing for a washing machine and space for a dining table.

There is a modern bathroom suite with shower over the bath. Both double bedrooms have a built-in wardrobe.

Garden to front and rear with the larger rear garden having a patio and shed.

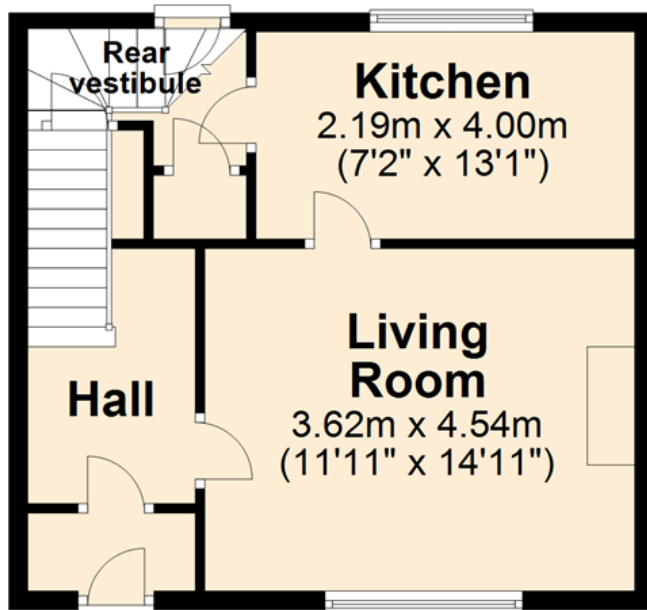
- Electric air source heating.
- uPVC framed double glazed windows.
- Living room solid fuel stove has a back boiler.
- Kitchen has fitted units incorporating plumbing for a washing machine.
- Modern bathroom suite with shower over bath.

## LOCATION

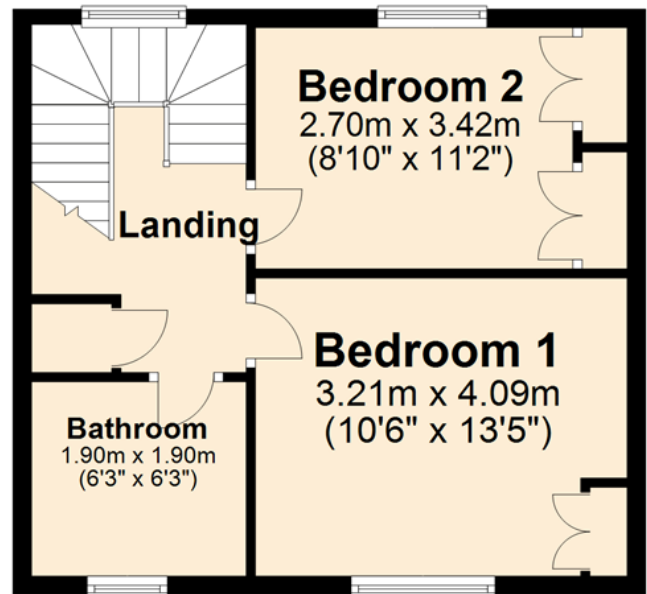
37 Clay Loan is situated close to the town centre and within walking distance of the schools.



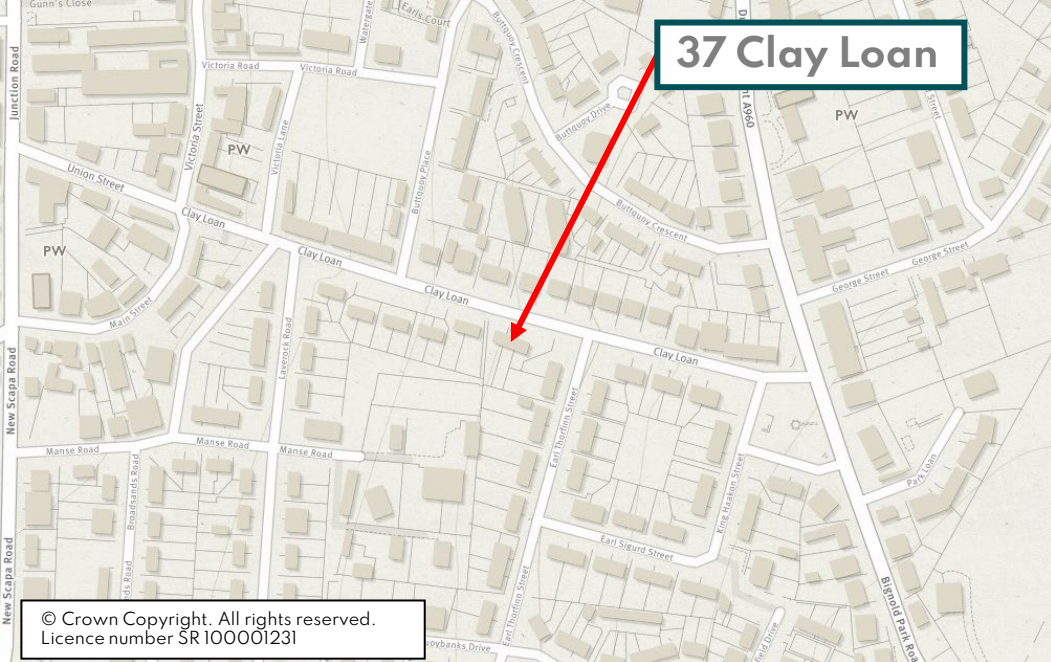
# GROUND FLOOR



# FIRST FLOOR







**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Band B. 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 C.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – All floor coverings, curtains, blinds, cooker and fridge/freezer are included in the sale price.

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

**PRICE** – Offers Over £145,000.

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

**CMS**

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.

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