



2 King Haakon Street, Kirkwall, KW15 1PZ

2 King Haakon Street is a 2 bedroom end terraced dwelling situated a short walk from the town centre.

The property has been partly modernised with new uPVC wood effect double glazed windows and doors, air-air source heating and a new kitchen.

Would ideally suit first time buyers or buy to let investors.

**OFFERS OVER
£135,000**



- UPVC wood effect double glazed windows and external doors.
- Air to air source heating.
- Electric storage heating.
- Modern fitted kitchen with integrated oven and hob.
- Partly modernised and still requires upgrading.
- Views towards Scapa and the surrounding countryside from the first floor.
- Driveway. Garden to side and rear.
- The contents of the house are included in the sale.



LIVING ROOM



LOCATION

2 King Haakon Street is situated a short walk to the town centre and both Papdale Primary School and Kirkwall Grammar School.



LIVING ROOM



BATHROOM

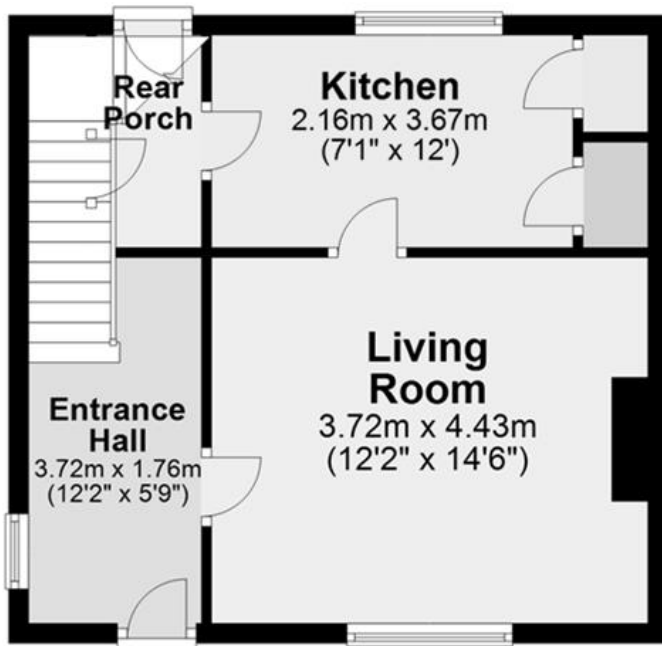


BEDROOM 1

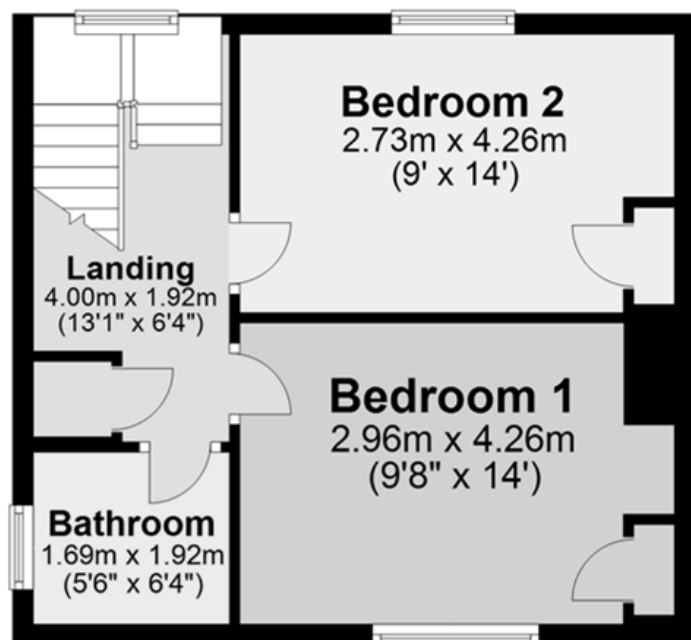


BEDROOM 2

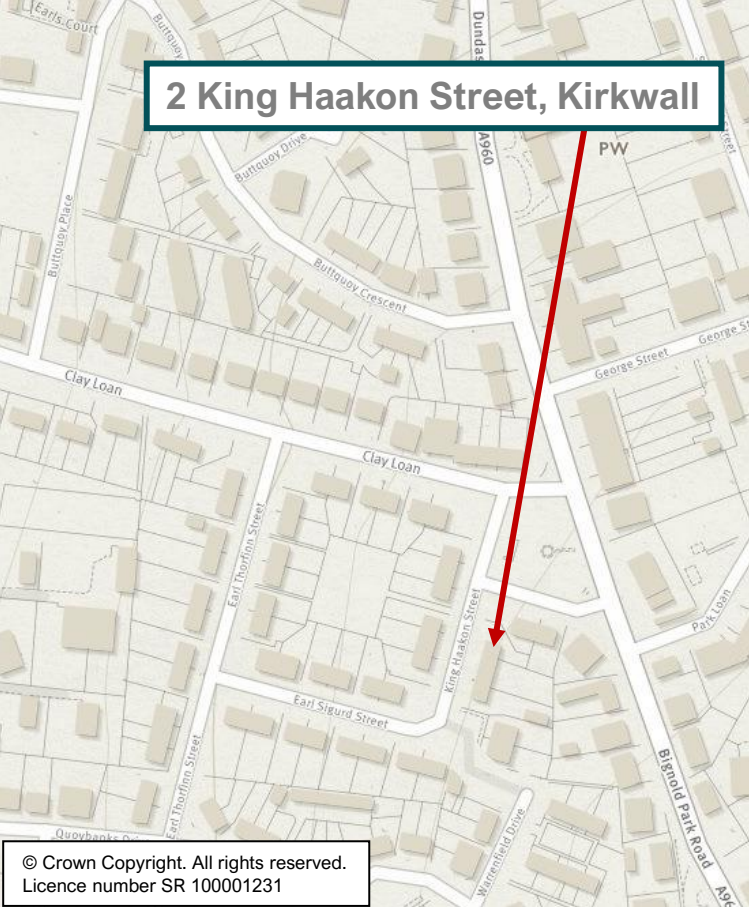
GROUND FLOOR



FIRST FLOOR



2 King Haakon Street, Kirkwall



SERVICES – Mains services. Telephone.

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 E.

ENTRY – By arrangement.

FIXTURES AND FITTINGS – All floor coverings, curtains and all contents in the house are included in the sale price.

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

PRICE – Offers over £135,000.

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

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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.