



Offers over £175,000

12 High Street,
Kirkwall, KW15 1AZ

Harcus.



Situated in a popular residential area of Kirkwall, 12 High Street is a two and half storey “B” Listed mid-terraced home, offering spacious accommodation and an impressively large rear garden.

This appealing property combines comfortable living with excellent outdoor space, making it ideal for families, first time buyers, property investors or anyone looking to enjoy a peaceful setting within walking distance of local amenities.

Accommodation comprises Living room, Kitchen/Diner, four double Bedrooms and Bathroom with separate WC.



4 bedrooms



1 bathroom



1 Public room

Living room

4.68 m x 3.54 m

The spacious living room features a window to the front. A fireplace with solid fuel stove serves as an attractive focal point.



Kitchen/Diner

3.05 m x 2.83 m

Fitted with a range of floor and eye level units and featuring Raeburn stove. Space for a table and chairs.

Under stair cupboard provides space for fridge freezer. Window to front and access to utility area.





Bedroom 1
4.78 m x 3.78 m

This spacious double bedroom is carpeted, has a fireplace and ample room for freestanding furniture. Window to rear of the property.



Bedroom 2

4.78 m x 3.08 m

This spacious double bedroom is carpeted, with ample room for freestanding furniture. Window to rear of the property. Tiled fireplace.



Bedroom 3

4.66 m x 3.02 m

Situated on the top floor, this spacious double bedroom is carpeted and has neutral decor. Window and two roof lights.



Bedroom 4

4.66 m x 3.47 m

This double bedroom is situated on the top floor and has a window and two roof lights.





Outside

This double bedroom is situated on the top floor and has a window and two roof lights.

12 High Street is heated by an oil fired Rayburn 480k range in the Kitchen/dining Room, heating radiators to the first and second floor rooms.

Services

Mains services.

Council Tax

Band C. This may be reassessed when the property is sold.

Energy Performance Rating

Band E

Entry

By arrangement.

Fittings & fixtures

All floor coverings, light fittings and sheds are included in the sale.

Price

Offers over £175,000 (£20,000 less than Home Report Valuation)

Interested parties

Please note your interest to Marcus Law.

Offers

Written offers should be submitted to Marcus Law.

Arrange a viewing

Contact us

Harcus Law

13 Bridge Street Kirkwall, Orkney
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Opening hours:

Monday to Friday 09:00 - 17:00

Closed for an hour 13:00 - 14:00



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