



Offers over
£165,000

Harcus.

3 Grain Court, Kirkwall, KW15 1AX

Key Features



This two bedroom end-terraced residence offers comfortable and flexible accommodation for family life.

Perfectly located in a sought after residential neighbourhood a short walk from near supermarkets, Pickaquoy Sports Centre, Glaitness Primary School and just a short stroll to the town centre with all conveniences nearby.

- Two bedroomed end terraced property
- Supermarkets, town centre, schools and hospital nearby
- Spacious open plan living room and kitchen
- One main shower room
- Downstairs WC with utility area
- Shared off street parking area to front of property
- Oil fired central heating
- Mains water, electricity and drainage
- Council Tax Band: C
- Energy Performance Rating- Band: C



2 bedrooms



Bathroom & WC



1 public room

Offers over £165,000

Take a look inside

Living room/Kitchen

Bright and spacious, the open plan living room and kitchen offers a welcoming and comfortable setting for everyday life, with a pleasant outlook over the surrounding residential area.



Bedrooms

The property offers two bedrooms, providing generous and flexible accommodation for family life, guests, or home working.





Harcus.



Harcus.



Harcus.



Harcus.



Bathroom

The property also benefits from a shower room, featuring tiled flooring.



Downstairs WC/Utility Area



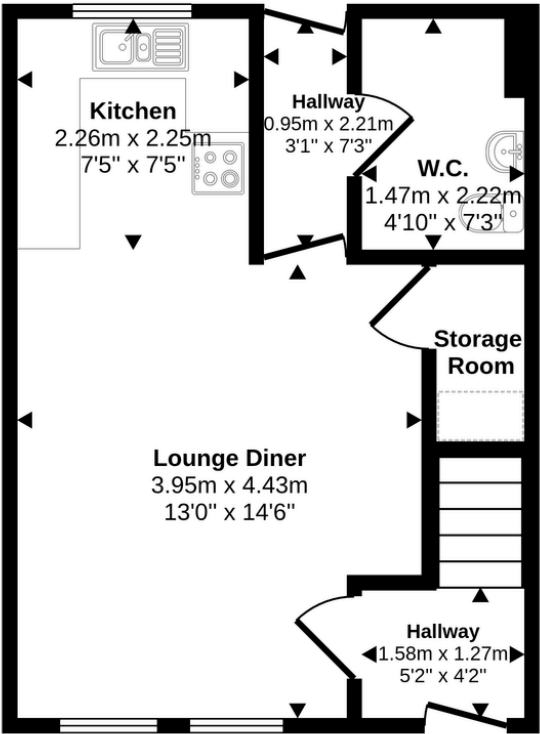
Harcus.



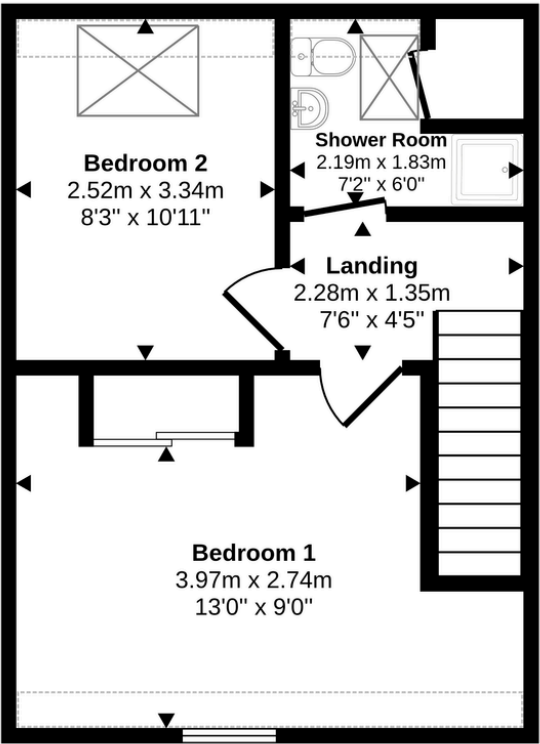
Harcus.

Floorplan

Approx Gross Internal Area
68 sq m / 736 sq ft



Ground Floor
Approx 34 sq m / 366 sq ft



First Floor
Approx 34 sq m / 370 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Let us take care of
the legal services

Whether you're buying or selling a property, remortgaging or transferring ownership rights, having the right expert support can make a world of difference.

With years of experience, and a jargon-free, tailored approach, you'll be in safe hands with our legal team. We offer a service that's transparent and comprehensive, providing you with value for money and always keeping you up-to-date at every stage.

It all starts with a conversation, get in touch for a quote today.

Find our properties on:

zoopla **rightmove**  **OnTheMarket**

Arrange a viewing

Contact us

Harcus Law
13 Bridge Street Kirkwall, Orkney
KW15 1HR

Opening hours:
Monday to Friday 09:00 - 17:00
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

Harcus Law has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of September 2026. All measurements are approximate sizes only. Harcus Law will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.

Harcus.

harcuslaw.co.uk