



Offers over £195,000

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

Access from kitchen/utility area to patio area. Garden laid mainly to lawn with mature trees and vegetable patch. Various outdoor sheds and gravel area at foot of garden.

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 £195,000

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
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

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 June 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.