



Orkney Property Centre



13 Bridge Street
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1 Torness, Kirkwall
KW15 1AN
Fixed price of £85,000



Four bedroom semi-detached house situated in a prime position in a popular residential area close to the town centre, schools and all local amenities.

Accommodation comprises Living room, Kitchen, downstairs Toilet, four Bedrooms and Bathroom.

This property would benefit from some decoration and upgrading.

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© **Downstairs accommodation**



Living room

4.24m x 3.86m (13ft 11" x 12ft 8")

Good size living room with neutral décor and laminate flooring. Full length window to the front of the property allowing a good flow of light. Television and telephone point. Storage heater.



Kitchen

4.08m x 2.89m (13ft 5" x 9ft 6")

Fitted with a range of units at floor and eye level with worktop space and tiled splashback. Plumbed for a washing machine and a dishwasher. Room for a fridge freezer. Vinyl flooring and window to the rear of the property. Storage heater.



Bedroom 4

2.83m x 2.32m (9ft 3" x 7ft 7")

Spacious carpeted single bedroom with window to the rear of the property. Panel heater.

Toilet

1.73m x 0.89m (5ft 8" x 2ft 11")

Fitted with a two piece white suite with vinyl flooring and modesty glazed window to the rear.



© **Upper accommodation**



Bedroom 1

4.45m x 3.12m (14ft 7" x 10ft 3")

Carpeted double bedroom with window to the rear of the property. Built-in shelved wardrobe. Ample room for additional freestanding bedroom furniture. Panel heater.



Bedroom 2

3.84m x 3.33m (12ft 7" x 10ft 11")

Carpeted double bedroom with window to the front of the property. Built-in wardrobe with hanging rail and shelf. Room for additional bedroom furniture. Panel heater.



Bedroom 3

2.94m x 2.84m (9ft 8" x 9ft 4")

Carpeted bedroom with window to the rear of the property. Room for bedroom furniture. Panel heater.

Bathroom

3.51m x 1.50m (11ft 6" x 4ft 11")

Fitted with a three piece white suite with electric shower over the bath. Wash hand basin fitted into a vanity unit. Electric heater. Laminate flooring and modesty glazed window to the front.



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- © Good storage is provided by a large walk-in cupboard, understairs storage cupboard and shelved airing cupboard.

Paved area to the front of the property with lawn area sweeping to the rear garden. Garden shed is included in the sale.

1 Torness is heated by a combination of storage and panel heaters throughout. Double glazed windows and doors which would benefit from replacing.

Further photographs are available in our office.

Services

Mains Services, Telephone

General Notes – Home Report Available

- **Council Tax** – Band B The charge for the year 2009/10 is £1112.67 (£ 834.50 for single occupancy) This may be reassessed when the property is sold.
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By arrangement
- **Fittings & fixtures** - All floor coverings, light fittings and garden shed are included in the sale.
- **Price** – fixed price of £85,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

Orkney Property Centre 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 February 2010. All measurements are approximate sizes only. Orkney Property Centre 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.

