



# Orkney Property Centre

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**1 Weyland Park, Kirkwall  
KW15 1LP  
Offers over £135,000**



Three bedroom semi-detached house with integral garage situated in a quiet private residential area. A short walk from the schools and town centre with all local amenities.

Accommodation comprises Living room, Dining Kitchen, Utility, Toilet, three Bedrooms and Bathroom.



[www.orkneypropertycentre.co.uk](http://www.orkneypropertycentre.co.uk)

# Lower Accommodation

## Hallway

Front porch with half glazed inner door leading into the hallway which has vinyl flooring and a carpeted staircase leading to the upper accommodation. Affording access to the living room and kitchen. Radiator.



## Living room

**4.42m x 3.30m (14ft 6" x 10ft 10")**

Half glazed door leads into the living room which is carpeted with neutral decor and a feature wall. Large window to the front of the property allowing a good flow of light. Closed fire with decorative mantle providing a welcoming focal point. Television and telephone point. Radiator.



## Dining Kitchen

**5.49m x 2.93m (18ft x 9ft 7")**

Spacious dining kitchen fitted with a range of modern units at floor and eye level with a good run of worktops with splashback. Space for a fridge and freezer and plumbed for a dishwasher. Cooker point and extractor hood. Airing cupboard along with a further shelved cupboard providing good storage. With vinyl flooring, warm décor and two windows overlooking the rear garden. Radiator.



### Utility room

**2.79m x 2.27m (9ft 2" x 7ft 5")**

Ever welcome addition to the family home. This utility room is fitted with floor and eye level units with worktop space, sink and drainer. Plumbed for a washing machine and space for a drier. External door and window to the rear garden and door leading into the garage. Vinyl flooring. Toilet situated off the utility room.



### Garage

**6.61m x 5.86m (21ft 8" x 19ft 3") at most**

L shaped garage with up and over door. External door and two windows to the front and one to the rear of the property. Power and lighting. Planning permission to extend the property above the garage has lapsed but could be re-applied for.

## Upper Accommodation

### Upper Hallway

The upper hallway is carpeted and affords access to all three bedrooms and bathroom. Wooden balustrade and window to the side of the property. Hot water cupboard.



### Bathroom

**1.92m x 1.65m (6ft 4" x 5ft 5")**

Fitted with a three piece white suite comprising of a wash hand basin, w.c. and a shower over the bath. Vinyl flooring and modesty glazed window to the rear of the property. Heated towel rail.



**Bedroom 1**  
**3.62m x 3.31m (11ft 10" x 10ft 10")**

Bright and airy double bedroom with mood lighting and presented in complimenting decor and carpeting. Built-in wardrobe with hanging rail and shelving. Window to the front of the property. Triple wardrobe providing good storage included in the sale. Radiator.



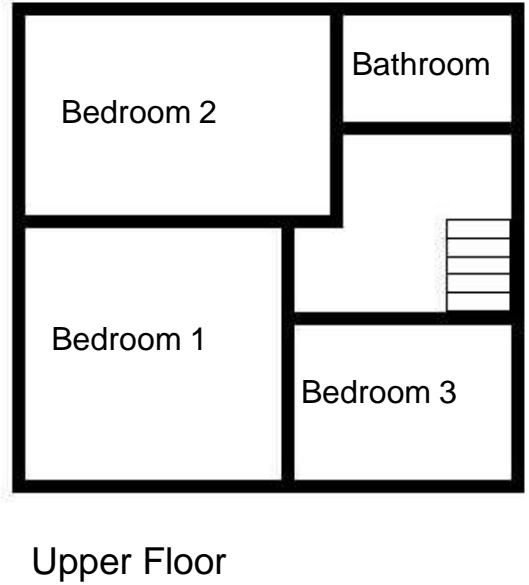
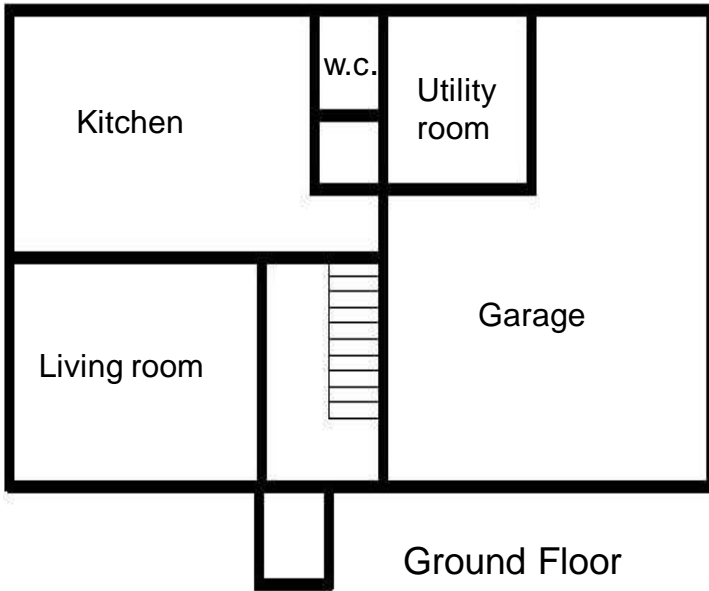
**Bedroom 2**  
**4.47m x 2.56m (14ft 8" x 8ft 5")**

Attractive double bedroom with neutral décor and matching carpet. Window overlooking the rear garden. Built-in wardrobe with hanging rail and shelving. Ample room for freestanding bedroom furniture. Radiator.



**Bedroom 3**  
**2.79m x 2.45m (9ft 2" x 8ft)**

Currently utilised as an office, this single bedroom is carpeted with a window to the front of the property. Telephone point. Radiator.



To the front and rear of the property are lawn areas complete with a clothes line to the rear. Wooden garden shed situated at the front included in the sale.



1 Weyland Park benefits from solid fuel heating and has a combination of uPVC and wooden windows and doors.



## Services

Mains Services, Telephone

## General Notes – Home Report Available

- **Council Tax** - Band C. 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 carpets, floor coverings, light fittings, triple wardrobe and garden shed are included in the sale. Cooker may be available by separate negotiation.
- **Offers over** - £135,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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