

Orkney Property Centre

13 Bridge Street
Kirkwall
KW15 1HR
01856 877 866



info@orkneypropertycentre.co.uk

14 Faraclett, Kirkwall, KW15 1XD Fixed price £95,000



Three bedroom end terraced house with garden and open views to the rear, situated in a popular residential area close to the town centre, schools and all local amenities.

Accommodation comprises Living room, Kitchen, three Bedrooms and Bathroom.

www.orkneypropertycentre.co.uk

The front hallway is carpeted with staircase leading to the upper accommodation. Under stairs cupboard. Storage heater.



Living room

5.23m x 4.05m (17ft 2" x 13ft 3")

Nicely presented living room with large window to the front of the property. Electric feature fire with wood surround providing a welcoming focal point. Carpeted with neutral décor and warm feature walls. Doors leading to the front and to the rear hallways. Television, sky and telephone point. Storage heater.

The rear hallway is carpeted with staircase leading to the upper accommodation. Shelved cupboard and external rear door.



Kitchen

3.08m x 2.51m (10ft 1" x 8ft 3")

Fitted with a range of units at floor and eye level. Good run of work top space with a tiled splashback and laminate flooring. Plumbed for a washing machine which is included in the sale. Cooker, extractor fan and fridge freezer are also included in the sale. Window overlooking the rear garden. Glazed door to the rear hallway.

The upper hallway is carpeted with a shelved airing cupboard, storage heater and access to the attic.

Bathroom

2m x 1.69m (6ft 7" x 5ft 6")

Fitted with a three piece white suite with shower over the bath. Laminate flooring and tiled walls. Modesty glazed window to the rear. Heated towel rail. Extractor fan.



Bedroom 1

3.51m x 2.96m (11ft 6" x 9ft 8")

This double bedroom is carpeted with neutral décor and feature wall. Built-in wardrobe with hanging rail and shelving providing storage. Window to the front of the property. Panel heater.



Bedroom 2

3.44m x 2.96m (11ft 3" x 8ft 10")

Carpeted double bedroom with neutral decor and window to the rear of the property. Built-in wardrobe with hanging rail and shelving providing good storage. Panel heater.



Bedroom 3

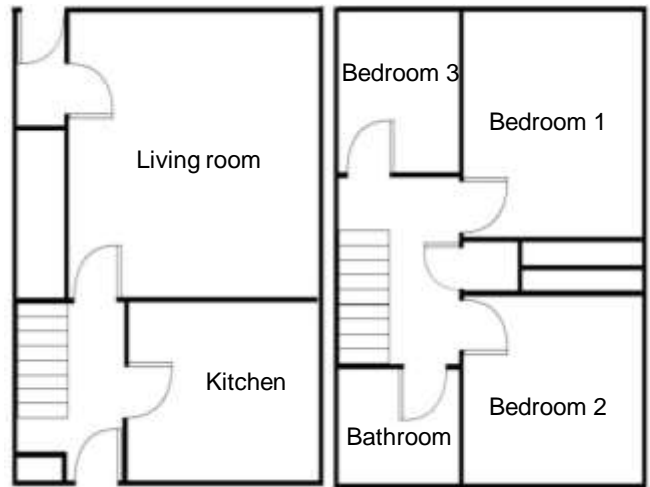
2.28m x 2.02m (7ft 6" x 6ft 7")

Single bedroom with window to the front of the property. Carpeted with neutral décor. Panel heater.



Lower Floor

Upper Floor



(Not to scale)

The front garden is laid to lawn with a raised stone planter. The rear garden is laid to lawn with mature bushes and trees and open views. Wooden garden shed 4.37m x 2.30m (14ft 4" x 7ft 7") included in the sale.

14 Faraclett benefits from wooden double glazed doors and windows and is heated by a combination of storage and panel heaters.

General Notes – Home Report Available **Services** – Mains Services, Telephone

- **Council Tax** – Band B. 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, some curtains, washing machine, cooker, fridge freezer and garden shed are included in the sale. Some furniture maybe available by separate negotiation.
- **Price** – Fixed price £95,000
- **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 December 2011. 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.