



# Orkney Property Centre

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**16 Shore Street, Kirkwall**  
**Offers over £150,000**



Secluded four bedroomed semi-detached townhouse set over three floors situated in the harbour area of Kirkwall close to the town centre and all local amenities.

Ideal family home which is currently run as a successful multiple occupancy rental property.

Accommodation comprises of Living room, Kitchen/Diner, Bathroom and four Bedrooms.

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

## Ground Floor



### Living room

4.52m x x.3.9m (14ft 10" x 12ft 10")

Generous well presented living room with real wood flooring and feature wall. Cupboard housing the electric boiler. Window to the front of the property. Television and sky point. Radiator.



### Kitchen/Diner

4.73m x 4.49m (15ft 6" x 14ft 9")

Spacious well appointed kitchen fitted with a range of floor and eye level units, good run of worktop space and vinyl flooring. Under stair cupboard with shelving. Space for table and chairs. Plumbed for a dishwasher and washing machine. Cooker point. Space for a fridge freezer. External half glazed door and window to the front and side of the property. Radiator.



## First Floor



### Bedroom 1

4.65m x 3.78m (15ft 3" x 12ft 5")

Large bright double bedroom with real wood flooring and neutral décor. Window to the front and two windows to the side allowing a good flow of natural light. Built-in shelved unit. Telephone point. Radiator.



## Bedroom 2

4.62m x 2.92m (15ft 2" x 9ft 7")

Carpeted double bedroom with neutral décor and window to the front of the property. Built-in shelving unit providing storage. Airing cupboard. Under stair storage cupboard. Telephone point. Radiator.

## Bathroom

2.92m x 1.68m (9ft 7" x 5ft 6")

Fitted with a four piece white suite with shower over the newly fitted bath. Wash hand basin fitted into a vanity unit with mirror and shaving light. Vinyl flooring and new tiling above the bath and wash hand basin. Built-in shelved cupboard. Modesty glazed window to the front of the property. Radiator.



## Second Floor



## Bedroom 3

4.37m x 3.59m (14ft 4" x 11ft 9")

Elongated double bedroom with coombed ceiling and velux window to the front and rear of the property. Carpeted with neutral décor. Ample room for additional free standing bedroom furniture. Radiator.



## Bedroom 4

3.15m x 2.81m (10ft 4" x 9ft 3")

Carpeted single bedroom which would accommodate a double bed if desired. Neutral décor and velux window to the front of the property. Built-in cupboard housing the cold water tank. Access to attic. Radiator.

16 Shore Street has a secluded sheltered garden area with paved patio, small lawn area and raised beds with mature shrubs. Garden shed is included in the sale.



This Grade B Listed property has mainly single glazed wooden windows and benefits from electric central heating. Electrical Periodic Inspection Report and Record of Portable Appliance Testing are available to interested parties.

**Additional details of sale** - Further photographs are available in our office.

**Services** – Mains service, 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, most light fittings, most curtains and garden shed are included in the sale. All other items are available by separate negotiation.
- **Price** – Offers over £150,000
- **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 March 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.*