



Orkney Property Centre

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2 Ingavoe Drive, Kirkwall Fixed price - £225,000 (Recently valued at £250,000)



Substantial luxury 3 bedroom detached house, interior designed by London's top designers. Ideally situated in a much sought after area close to schools, town centre and all local amenities.

An ultra modern luxury home finished to the highest spec, all the newest modern gadgets and appliances.

Accommodation comprises an entrance Vestibule, Cloakroom, Ground Floor Toilet, Dining Kitchen, Utility Room, Living Room, Conservatory, 3 Bedrooms with one en-suite. Integral garage and gardens.

**Plot area encompasses 553sq m.
NHBC 10 year guarantee.**

This property is currently leased until January 2010.

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Lower accommodation

Hallway

The vestibule has walnut wooden flooring which flows through to the spacious entrance hallway with carpeted staircase leading to the upper accommodation. The downstairs toilet is fitted with a modern two piece white suite with tiling to the walls and floor. Window to the front of the property. Storage provided by an under stair cupboard and a walk-in cupboard. Glazed doors leading to the Dining kitchen and Living room. Telephone points.



Dining Kitchen – 15ft 3 x 15ft 5 (4.7m x 4.9m)

Spacious dining kitchen fitted with high quality gloss walnut units at floor and eye level incorporating a dishwasher, microwave, coffee machine and dual fuel rangemaster cooker with cooker hood. American style fridge freezer is also included in the sale. Good run of worktops with tiled splashback and modern graphite resin sink with waste disposal unit. Tiled flooring and complimentary décor with feature wall to the dining area. Glazed doors leading to the utility room and the hallway. Television and sky points.

Utility room – 9ft 9 x 5ft 8 (3m x 1.8m)

Fitted with the same quality units at floor and eye level as the kitchen. Worktop space with graphite resin sink and tiled splashback. Plumbed for a washing machine and drier and housing the heating system. Doors to the kitchen, garage and external rear door.





Living Room – 20 ft 4 x 12 ft (6.2m x 3.7)

The walnut wooden flooring continues from the hallway through to the living room with raised Damask feature wall and complimentary decor. Window to the front of the property and double glazed doors to the conservatory letting in a wonderful flow of natural light. Two television, telephone and sky points.

Conservatory – 12ft 4 x 6ft 6 (3.8m x 2m)

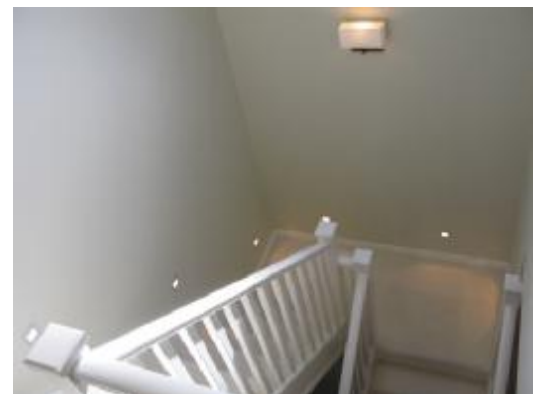
Double glazed doors lead from the living room .Tiled flooring. All windows & doors are fitted with Perfect Fit blinds. Sliding/ tilting door leading to the rear garden.



Upper accommodation

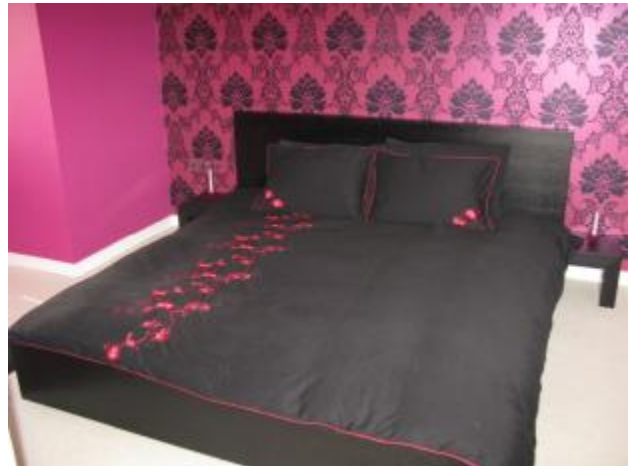
Hallway

Carpeted staircase with low level step lighting leading to the upper hallway. Shelved airing cupboard.



Master Bedroom 11ft 5 x 9ft 9 (3.5m x 2.9m)

Beautiful master bedroom with neutral carpeting to the front of the property. Vibrant décor coordinating with feature wall. Walk-in wardrobe with hanging rail and shelving along with a built in wardrobe providing excellent storage. Television, sky and telephone points. Radiator.



En-suite – 9ft 9 x 7ft 2 (3m x 2.2m)

Fitted with a modern three piece white suite comprising of a spacious shower, w.c., and wash hand basin fitted into a glass top unit with drawer along with glass wall shelving providing storage. Black tiled flooring and walls. Large heated towel rail. Window to the rear of the property.



Bedroom 2 – 12ft x 10ft 3 (3.7m x 3.2m)

Beautifully decorated in a tranquil colour complimenting the feature wall. This carpeted double bedroom looks out over the front of the property. Built-in double wardrobe with hanging rail and shelving providing storage. Television, sky and telephone points. Radiator.



Main Bathroom – 11ft 1 x 7ft (3.4m x 2m)

Luxurious modern bathroom fitted with a four piece white suite comprising of a spacious shower, fitted bath with whirlpool jets, w.c., and wash hand basin set into a glass top unit. Tiling to the floor and walls. Chrome heated towel rail. Velux window to the rear of the property.



Bedroom 3 – 12ft 8 x 9ft 7 (3.9m x 3m)

This carpeted double bedroom to the rear of the property is decorated in relaxing hues with feature wall. Storage provided by a built-in double wardrobe with hanging rail and shelves. Television, sky and telephone points. Radiator.



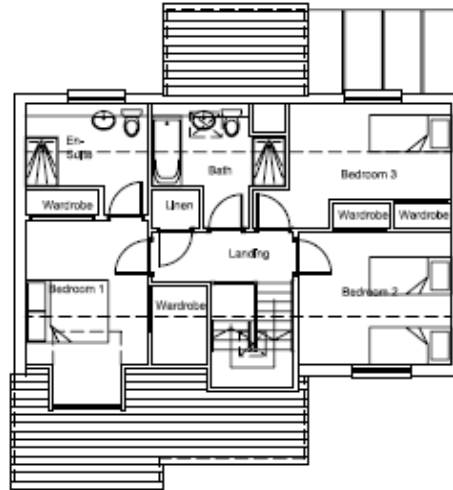
Garage – 17ft 10 x 9ft 9 (5.45m 2.9m)

Electric up and over door. Power and lighting. Television, sky and telephone points. Could be converted into further accommodation.





GROUND FLOOR PLAN
67.5 sqm (Excluding Garage)



FIRST FLOOR PLAN
65.4 sqm

External Features

Entire front house is illuminated by 6 hidden down lights activated on PIR.
Garage door is remote controlled. (Two remotes included)
Spacious parking for 4 cars, paved block work drive way, Marshall's Tegula
Landscaped front and rear gardens.
UPVC Network Veka Double Glazing Windows & Doors with locks throughout.
Clothing Rotary in rear garden.
Jacuzzi/ Hot Tub feeds, electrical hard wired cables and water feeds and waste already installed.

Internal Features

Under floor heating to ground floor with Zone controlled thermostats.
All electrical sockets and switches Screw less Stainless Steel.
All door handles and door locks Chrome finish.
All door hinges & screws Stainless Steel.
All luxury lamp shades & wall lighting colour co-ordinated with feature wall finish.
All luxury contemporary taps and basins.
All woodwork white matt finish.
Walnut engineered flooring through out Vest, Hallway, Cupboards and Lounge.
Tiling throughout Kitchen, Utility, Dining Area, Conservatory and all Toilets (12" x 24" size)
Mahogany tone blinds, luxury 5cm in depth with facings
Cherry finish Perfect Fit blinds in conservatory.
Oil Central Heating in Zones, climate controllable.
Hot water supplied by oil and backed up by electricity.
Gas fuel supply for cooker.
Hard wired Smoke Detectors
Mood lighting.

Services

Mains Services, Telephone

General Notes

- **Council Tax** - Band E. The charge for the year 2009/10 is £1748.47 (£1311.35 for single occupancy)
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By Arrangement
- **Price** – Fixed price - £225,000 (Mortgage valuation available to interested parties)
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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