



Orkney Property Centre

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**22 Warrenfield Crescent, Kirkwall
KW15 1QB
Offers over £105,000**



Beautifully presented three bedroom mid-terraced house situated in a quiet residential area of Kirkwall within walking distance of schools and the town centre.

Accommodation comprises Living room and Kitchen on the lower floor and three Bedrooms and Shower room on the upper.

Perfect for a young family, first time buyer or property investor.

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Front vestibule with inner glazed door leads into the carpeted hallway with staircase leading to the upper accommodation. Telephone point. Glazed doors to the kitchen and living room.



Living room
4.35m x 3.92m (14ft 3" x 12ft 10")

Welcoming living room with carpeting and warm neutral décor. Large window to the front of the property allowing a good flow of natural light. Television, sky and telephone point. Storage heater.



Kitchen
4.67m x 2.61m (15ft 4" x 8ft 7")

Fitted with a modern range of units at floor and eye level with integrated dishwasher. Good run of worktops with tiled splashback. Cooker included in the sale. Ample room for a table and chairs. Plumbed for a washing machine. Space for a fridge freezer. Vinyl flooring and window overlooking the rear garden. Storage heater.

Door leading to the rear porch 2.61m x 1.58m (8ft 7" x 5ft 2") incorporating a walk-in cupboard with a double eye level unit providing excellent storage. External rear door.



Bedroom 1

4.17m x 2.63m (13ft 8" x 8ft 7")

Well proportioned double bedroom with window to the rear of the property. Carpeted with neutral décor. Ample room for freestanding furniture. Television point. Panel heater.

Bedroom 2

2.92m x 2.09m (9ft 7" x 6ft 10")

Situated to the front of the property, this double bedroom has laminate flooring and warm neutral décor. Alcove which could easily be converted into a wardrobe. Panel heater.



Shower room

2.02m x 1.83m (6ft 7" x 6ft)

Fitted with a two piece white suite along with a raised shower cubicle. Laminate flooring. Modesty glazed window to the rear of the property. Heated towel rail. Extractor fan and fan heater.

Bedroom 3

3.91m x 2.95m (12ft 10" x 9ft 8")

Currently utilised as a dressing room, this double bedroom is carpeted with neutral décor and window to the front of the property. Shelved airing cupboard. Panel heater.





To the front of the property is a small paved garden area. Larger paved garden with gravel edging to the rear of the property with a wooden shed 3m x 2.30m (9ft 10" x 7ft 7") which has power.

22 Warrenfield Crescent benefits from double glazed uPVC doors and windows and has electric heating throughout.

Services – Mains service, Telephone

General Notes – Home Report available

- **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 carpets, floor coverings, blinds, cooker, light fittings and garden shed are included in the sale. Fridge freezer may be available by separate negotiation.
- **Price** – Offers over £105,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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