



Orkney Property Centre

13 Bridge Street
Kirkwall
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28 St Catherine's Place, Kirkwall, KW15 1HX
Offers over £105,000



One bedroom flat and commercial premises offering the ability to run a business with live-in accommodation or alternatively with the appropriate planning permission, this property could be converted into a spacious family home or two separate flats.

Situated a short walk from the town centre with all local amenities.



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FLAT

Rear entrance door with stairs leading to the hallway which offers access to the kitchen, bathroom and living room. Deep shelved airing cupboard.



Living room

4.16m x 4.15m (13ft 8" x 13ft 7")

Carpeted living room with neutral décor and feature wall. Window to the rear of the property allowing a good flow of light. Recess alcove. Television and telephone point. Storage heater. Doors to the hallway and the staircase leading to the attic rooms.



Kitchen

4.13m x 3.49m (13ft 7" x 11ft 5")

Fitted with a range of units at floor and eye level with worktop space, sink and drainer. Tiled splashback. Plumbed for a washing machine. Cooker point. Space for a fridge freezer. Ample room for a table and chairs along with additional dining furniture. Window and velux roof light to the front of the property. Storage heater.



Bathroom

2.53m x 1.62m (8ft 4" x 5ft 4")

Fitted with a three piece white suite with shower over the bath. Tiling behind the bath and wash hand basin. Carpeted with modesty glazed window to the front of the property.

Stairs lead up to the attic bedroom and store room. The landing has a large storage cupboard and access to the attic.

Store room

2.2m x 2.14m (7ft 3" x 7ft)



Attic Bedroom

4.85m x 2.91m (15ft 11" x 9ft 7")

Double bedroom with coombed ceiling and large velux window to the rear of the property. Carpeted with neutral décor. Built-in wardrobe with hanging rail along with shelving providing storage. Telephone point. Access to the eaves. Storage heater.



Shed

3.73m x 2.32m (12ft 3" x 7ft 7")

Small garden area to the rear of the property with a shed offering outside storage.



Front Shop
5.36m x 4.20m (17ft 7" x 13ft 9")



Office/Storeroom
4.30m x 4.17m (14ft 1" x 13ft 8")

Services

Mains Services

General Notes

- **Council Tax** – Band A. 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 and light fittings are included in the sale. Additional furniture and white goods 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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