



Orkney Property Centre



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4 Wivenhoe, Glaitness Road, Kirkwall
KW15 1UW
Offers over £145,000



Well presented three bedroom semi-detached bungalow situated in a desirable area on the outskirts of Kirkwall, a short walk from the supermarkets, Glaitness Primary School and the town centre with all local amenities.

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

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Front vestibule with inner glazed door leads into the spacious hallway allowing access to all the accommodation on offer. Cloak cupboard providing good storage. Access to the attic.



Living room
5.26m x 3.73m (17ft 3" x 12ft 3")

This welcoming attractive living room has a large window to the front of the property allowing a good flow of light. Carpeted with neutral décor. Television, sky and telephone point.



Kitchen
3.75m x 3.30m (12ft 4" x 10ft 10")

The kitchen is fitted with a range of units at floor and eye level with integrated gas hob, fridge, freezer, dishwasher, double oven, cooker hood and a good run of workspace. Ample room for table and chairs. Plumbed for a washing machine. Vinyl flooring, external door and window to the rear of the property offering open views over the surrounding farmland. Television point.

Bathroom

3.01m x 1.82m (9ft 10" x 6ft)

Fitted with a three piece white suite with shower over the bath. Vinyl flooring and modesty glazed window to the side of the property. Extractor fan.



Bedroom 1

3.70m x 3.22m (12ft 2" x 10ft 7")

Double bedroom with window to the front of the property. Carpeted with neutral décor. Built-in wardrobe with hanging rails, shelving and mirror doors. Plentiful room for additional freestanding furniture. Television point.



Bedroom 2

3.61m x 3.30m (11ft 10" x 10ft 10")

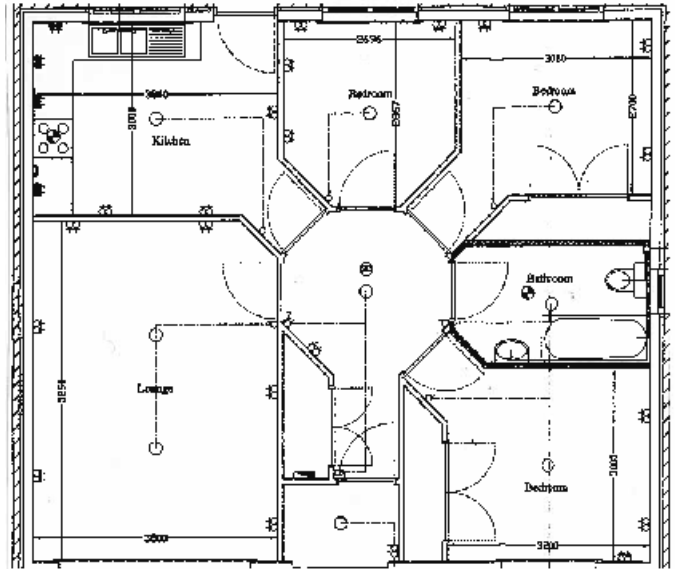
Bright double bedroom with window to the rear of the property. Neutral décor and carpeting. Built-in wardrobe with hanging rails, shelving and mirror doors providing good storage. Television point.



Bedroom 3

2.88m x 2.72m (9ft 5" x 8ft 11")

Currently utilised as an office, this bedroom is carpeted with neutral décor and has a window to the rear of the property taking in the open views on offer. Telephone point.



To the front of the property is a large gravelled driveway with ample parking for several cars. Pathway leading around to the rear garden which is gravelled with a patio area. Wooden garden shed may be available by negotiation. Unspoilt views over the surrounding farmland and onwards to Kirkwall Bay.

4 Wivenhoe benefits from uPVC doors and windows and has air source underfloor heating throughout.

Services

Mains Services, Telephone

General Notes – Home Report Available

- Council Tax – Band D. 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 and curtains are included in the sale. Garden shed may be available by negotiation
- Price – Offers over £145,000
- Interested parties – Please note your interest to Orkney Property Centre
- Offers - Written offers should be submitted to Orkney Property Centre

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