



Orkney Property Centre

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**9 Lothar, Kirkwall
KW15 1XG
Offers over £80,000**



Immaculately presented one bedroom semi-detached bungalow situated in a peaceful corner of a popular residential area close to the town centre and all local amenities.

Ideal for the first time buyer or property investor.

Accommodation comprises Open plan Living room/Kitchen, Bedroom and Bathroom.

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Front vestibule with inner glazed door leads into the carpeted hallway. Shelved airing cupboard along with a large walk in cupboard 1.54m x 1.51m (5ft 1" x 4ft 11") providing excellent storage. Access to the attic. Radiator.

Open plan Living room/Kitchen **7.14m x 3.21m (23ft 5" x 10ft 6")**



Living room area

Well presented bright room with neutral décor and wool carpeting. Large window overlooking the rear garden. Recess shelved unit. Television, sky and telephone points. Radiator.



Kitchen area

Fitted with a modern range of units at floor and eye level, incorporating a breakfast bar and integrated washing machine, hob, cooker and extractor fan. Good run of worktops with splashback. Vinyl flooring and window to the front of the property. Space for fridge freezer. Breakfast stools included in the sale.



Bedroom

3.52m x 3.23m (11ft 7" x 10ft 7")

This double bedroom is carpeted with neutral décor and situated to the rear of the property. Two built-in wardrobes with sliding opaque glass doors with inset mirrors, hanging rails and shelving along with a built-in chest of drawers providing excellent storage. Room for additional freestanding furniture. Television point.



Bathroom

2.54m x 1.70m (8ft 4" x 5ft 7")

Fitted with a modern three piece white suite with shower over the bath. W.C. and wash hand basin fitted into a vanity unit. Vinyl flooring. Modesty glazed window to the front. Extractor fan. Radiator.

1 Lothor benefits from double glazed wooden windows and door is heated by radiators run from a water filled system fired by an electric boiler.



To the front of the property is a high wooden fence offering shelter and privacy. Perfect area for barbeques. Pathway leading around to the rear garden which is laid to grass with mature shrubs and trees. To the side is a wooden shed 4.27m x 2.45m (14ft x 8ft) with workbenches, power and lighting.



Services

Mains Services, Telephone

General Notes – Home Report Available

- **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 floor coverings, blinds, light fittings, breakfast bar stools, integrated appliances and shed are included in the sale.
- **Price** - Offers over £80,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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