



Orkney Property Centre



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Danvia, Holm Branch Road, Kirkwall Fixed Price - £190,000



Beautifully presented three bedroom detached house situated within walking distance of the schools, town centre and all local amenities.

Accommodation comprises Living room, Dining Kitchen, downstairs Bathroom, three Bedrooms with one en-suite and upstairs Bathroom.

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Lower Accommodation

Hallway

Front vestibule with door to the garage and inner glazed door leading into the spacious hallway affording access to all the downstairs accommodation. Under stair cupboard and large walk-in shelved airing cupboard to the upper floor providing excellent storage. Carpeted staircase with contemporary chrome spindles.



Living room

5.67m x 4.15m (18ft 7" x 13ft 7")

This well proportioned living room features neutral decor and carpeting. The room benefits from an excellent flow of light from the two large windows to the front of the property with contemporary mood lighting. Television point, sky point and telephone point.



Dining Kitchen

4.55m x 3.22m (26ft 5" x 12ft 4")

Spacious dining kitchen to the rear of the property incorporating a utility area. Fitted with a range of quality units at floor and eye level, good run of worktops with integrated fridge, freezer, dishwasher, hob, cooker and extractor fan. Laminated tiled floor and modern lighting. The utility area has worktop space, sink and external door and is plumbed for a washing machine and space for a drier.



Bathroom

3.9m x 3.03m (12ft 10" x 9ft 11")

Exceptionally spacious bathroom fitted with a three piece white suite comprising of a corner bath along with a wash hand basin and w.c. fitted into a generous vanity unit with splashback offering superb storage. Tiled flooring, neutral décor and modesty glazed window. Illuminated mirror, large chrome heated towel rail, extractor fan and shaving socket.

Upper Accommodation



Bedroom 1

4.34m x 3.98m (14ft 3" x 13ft)

A well proportioned carpeted double bedroom room to the front of the property with mood lighting. Storage provided by a fitted wardrobe with hanging rail. Ample room for additional furniture. Radiator.



En Suite Shower room **2.07m x 1.83m (6ft 10" x 6ft)**

This modern bathroom has a two piece white suite and separate shower cubicle. Tiled flooring with illuminated mirror, chrome heated towel rail and extractor fan.



Bedroom 2 **4.55m x 3.22m (14ft 11" x 10ft 7")**

Bright and airy double bedroom with mood lighting and presented in neutral decor and carpeting. Window to the front of the property. Ample room for freestanding bedroom furniture. Radiator.



Bedroom 3 **3.97m x 3.39m (13ft x 11ft 2")**

Attractive bedroom with neutral décor and mood lighting to the rear of the property. Currently set up as a twin room but would easily accommodate a double bed. Radiator.

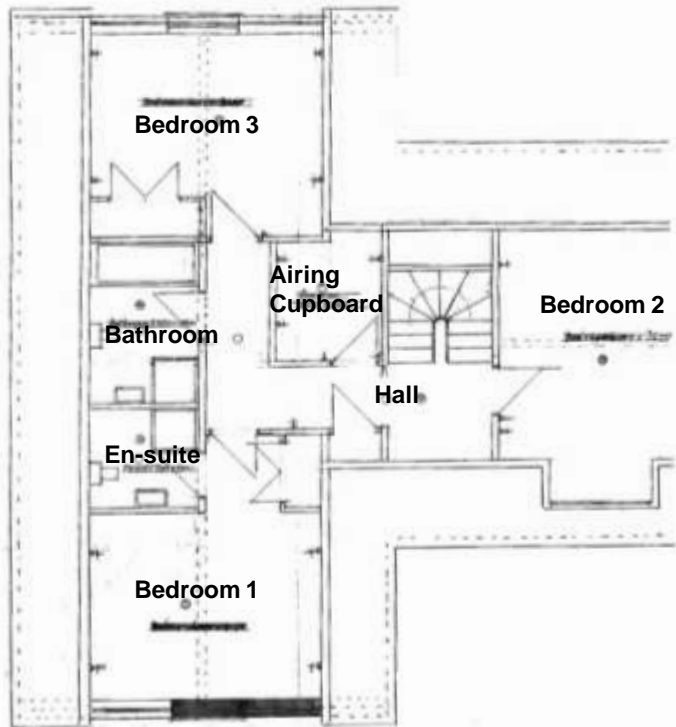
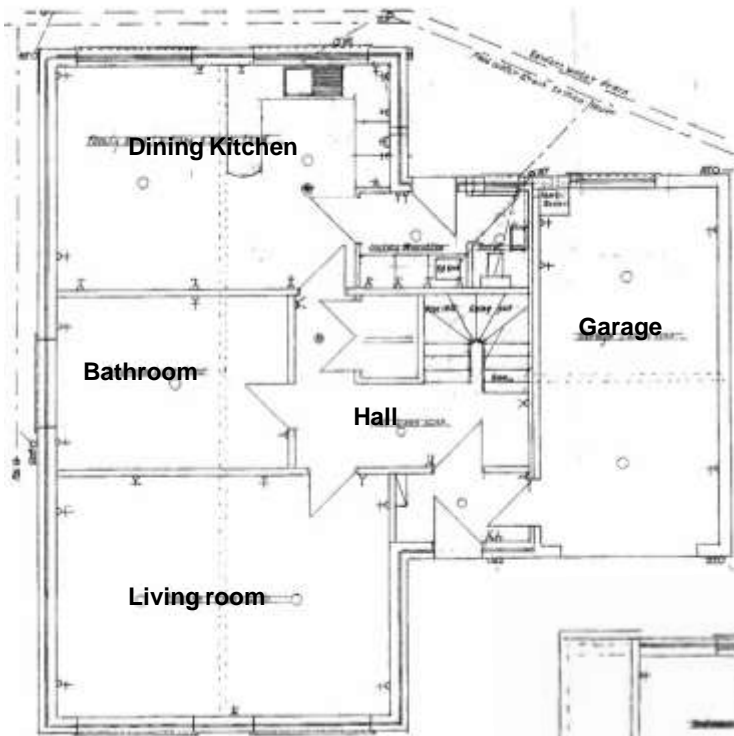


Bathroom **2.56m x 2.07m (8ft 5" x 6ft 10")**

Well appointed bathroom fitted with a three piece white suite and separate shower cubicle. Tiled flooring, heated towel rail, illuminating mirror, extractor fan and shaving point.

Garage 5.93m x 3.18m (19ft 6" x 10ft 5")

Integral garage with electric up and over door, large window, lighting and power with door to the utility room. Driveway to the front of the property with pathway encompassing the house and area of garden to the rear.



Danvia benefits from UPVC doors and windows throughout and has oil central heating with underfloor heating downstairs.



Further photographs are available in our office.

Services

Mains Services, Telephone

General Notes – Home Report Available

- **Council Tax** - Band E. 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. Furniture may be available by separate negotiation.
- **Fixed Price** – £190,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

Orkney Property Centre has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of December 09. All measurements are approximate sizes only. Orkney Property Centre will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.