



Orkney Property Centre

13 Bridge Street
Kirkwall
KW15 1HR
01856 877 866



info@orkneypropertycentre.co.uk

Lynnview, Holm Road, KW15 1RX
Fixed price £240,000



Beautifully presented four bedroom detached house with integral garage situated in a desirable area a short walk from the schools and town centre.

Accommodation comprises Living room, Dining Kitchen, Cloakroom, Utility room, Bathroom and four Bedrooms with one En-suite.



www.orkneypropertycentre.co.uk

Downstairs Accommodation

Hallway

Front vestibule leads into the carpeted spacious hallway. Staircase with chrome spindles leading to the upper accommodation. Large under stair cupboard. Cloakroom fitted with a w.c. and wash hand basin with tiled flooring and modesty glazed window.



Living room

5.12m x 4.72m (16ft 10" x 15ft 6")

Relaxing living room with large window to the front of the property allowing a good flow of light. With neutral décor and carpeting. Glazed door leading to the hallway and double glazed doors to the kitchen. Telephone, television and sky point.



Dining Kitchen

9.96m x 3.18m (32ft 8" x 10ft 5")

This exceptionally spacious dining kitchen has abundant room for a large table and chairs. Fitted with a quality range of units at floor and eye level with integrated dishwasher, double oven, hob, cooker hood and fridge freezer. Good run of worktop space with tiled splashback. Laminate tiled flooring. Window and patio door leads out to the rear of the property. Television and telephone point.



Utility room

2.48m x 1.58m (8ft 2" x 5ft 2")

Ever welcome addition to the family home, this utility room is fitted with a double floor level unit, worktop space, sink and drainer. Plumbed for a washing machine and a drier. Door to the garage.

Garage

7.46m x 4.59m (24ft 6" x 15ft 1")

Accessed from the utility room with electric up and over door, power and lighting. Housing the oil boiler. Window and external door to the rear.



Bedroom 1 with En-suite

4.69m x 3.58m (15ft 5" x 11ft 9")

Bright double bedroom with window overlooking the front of the property. Carpeted with neutral décor and ample room for freestanding bedroom furniture. Television and telephone point.



En-suite

2.48m x 1.49m (8ft 2" x 4ft 11")

En-suite fitted with a wash hand basin, w.c. and shower. With tiled flooring, extractor fan and light up mirror. Ladder heated towel rail.



Upper Accommodation

The upper landing is carpeted with ample storage provided by the hot water cupboard along with two further cupboards. Velux window to the rear. Television and telephone point. Access to the attic. Radiator.



Bedroom 2

4.57m x 4.42m (15ft 9" x 14ft 6")

Exceptionally spacious carpeted double bedroom with window to the front of the property. Carpeted with neutral décor. Built-in wardrobe providing storage. Television and telephone point. Radiator.



Bathroom

3.18m x 3.15m (10ft 5" x 10ft 4")

Large bathroom fitted with a wash hand basin, jacuzzi bath, w.c. and a sauna steam shower. Tiled flooring and velux roof light to the front of the property. Light up mirror. Extractor fan. Ladder heated towel rail. Radiator.



Bedroom 3
3.91m x 3.02m (12ft 10" x 9ft 11")

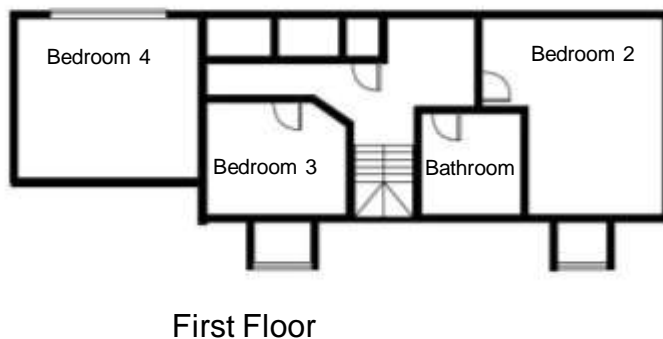
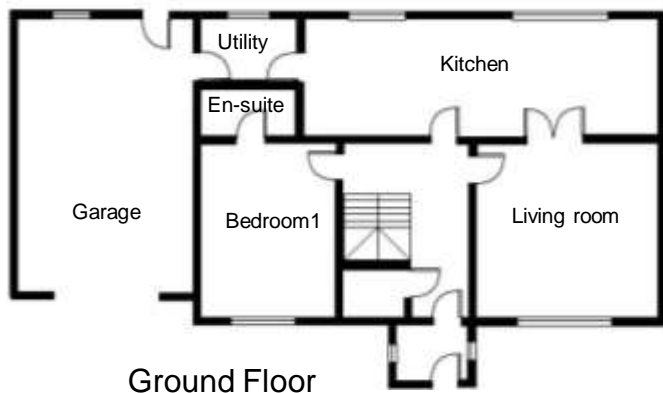
Carpeted double bedroom with window to the front of the property. Double wardrobe with sliding doors, hanging rails and shelving. Television and telephone point. Radiator.



Bedroom 4
5m x 4.59m (16ft 5" x 15ft 1")

Exceptionally bright large bedroom with windows leading out to a balcony area to the front of the property with views over Crantit Valley and the town. This room would equally serve as a fantastic second living room. Television and telephone point. Radiator.





To the front of the property is a large gravelled driveway leading to the garage with ample parking space. To the rear is a gravelled patio along with a lawn area.

Lynnview benefits from UPVC doors and windows throughout and has oil central heating with underfloor heating downstairs and radiators on the upper floor.

Services

Mains Services, Telephone

General Notes - Home Report Available

- **Council Tax** – This will 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 integrated appliances are included in the sale.
- **Price** – Fixed price £240,000
- **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 2011. 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.