



# Orkney Property Centre

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**Santana, 18 Reid Crescent, Kirkwall, KW15 1UD**  
**Offers over £195,000**



This beautifully presented bungalow with garage and secluded garden is offered for sale situated in a desirable area close to the schools and a short walk from the town centre.

Accommodation comprises of Hallway, Living room, Kitchen/Diner, Utility room, Bathroom, four Bedrooms, Toilet and Attic room.



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Entrance vestibule with inner glazed door leading into the spacious L-shaped hallway with wooden flooring, cloak cupboard and stain glass roof panel. Telephone point. 2 radiators.



### Living room

6.05m x 4.24m (19ft 10" x 13ft 11")

Inviting living room with large window to the front of the property allowing a good flow of natural light. Wood mantle and surround with electric fire providing a focal point. Carpeted with neutral décor and picture rail. Recessed cupboard. Television, sky and telephone point. 2 radiators.



### Bathroom

3.30m x 2.25m (10ft 10" x 7ft 5")

Well appointed bathroom fitted with a modern three piece white suite along with a recess shower cubicle. Wash hand basin and w.c. fitted into a vanity unit along with wall units providing excellent storage. Vinyl flooring and tiled walls. Modesty glazed window to the rear. Radiator.



### **Kitchen/Diner**

**10.57m x 2.96m (34ft 8" x 9ft 9")**

The kitchen area is fitted with a quality range of units at floor and eye level with pull out larder and integrated dishwasher. Good run of granite worktop with tiled splashback. Rangemaster oven and fridge freezer included in the sale. Real wood flooring running through to the dining area with ample room for a table and chairs along with additional furniture. Working fireplace with wood mantle and decorative tile. Window to the front and rear of the property. Television, sky and telephone point. 2 radiators.



### **Utility room**

**3.36m x 1.96m (11ft x 6ft 5")**

Ever welcome addition to the family home this utility room is fitted with a range of units at floor and eye level with worktop space. Plumbed for a washing machine and sink. Laminate flooring. ½ glazed external door and window to the rear garden and door to garage 5.08m x 3.60m (16ft 8 x 11ft 10") which has power, lighting and wooden bi-fold door.

### **Toilet**

**1.84m x 1.13m (6ft x 3ft 9")**

Fitted with a two piece white comprising of a w.c. and wash hand basin. Vinyl flooring and modesty glazed window to the rear. Radiator.





### Bedroom 1

4.96m x 3.15m (16ft 3" x 10ft 4")

This spacious double bedroom is carpeted and has a full length window to the front allowing the natural light to flood in. Two triple and one double wardrobe providing exceptional storage are included in the sale. Radiator.



### Bedroom 2

3.55m x 2.98m (11ft 8" x 9ft 9")

Carpeted double bedroom with window to the rear of the property. Storage provided by the built-in wardrobe with hanging rail and shelving. Television and television point. Radiator.



### Bedroom 3

3.15m x 2.98m (10ft 4" x 9ft 9")

Carpeted bedroom which would adequately fit a double bed. Window to the side overlooking the garden. Radiator.



#### **Bedroom 4**

**3.32m x 2.17m (10ft 11" x 7ft 1")**

Carpeted bedroom with warm décor and window to the side of the property. Radiator.



#### **Attic room**

**3.37m x 3.01m (11ft 1" x 9ft 11")**

Carpeted with coombed ceiling, window to the rear and access to the attic. Television point. Radiator.



The front garden boasts a wide colourful variety of shrubs and flowers with a pathway leading around to the rear garden. To the front side of the garden is a safe child's play area which is barked with a decked area. To the rear is a sheltered secluded garden area with a decked area bordered with mature shrubs, bushes and flower beds. Perfect area for relaxation and alfresco dining. Wooden garden shed 3.13m x 2.10m (10ft 3" x 6ft 11") providing outdoor storage.

The large secluded garden with high walls and gate offers excellent safe child's play along with paved patio area for alfresco dining and simple relaxation. Driveway with ample room for parking. Lawn areas bordered by a variety of mature trees shrubs and flowers.



Santana, 18 Reid Crescent benefits from upvc double glazed windows and doors and has oil central heating throughout.

**Additional details of sale** - Further photographs are available in our office.

**Services** – Mains service, 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, rangemaster cooker, fridge freezer and 3 wardrobes are included in the sale.
- **Price** – Offers over £195,000
- **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 July 2010. 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.*

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