



Orkney Property Centre



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Shorelands, George Street, Kirkwall, KW15 1PP Offers over £295,000



A unique opportunity has arisen to purchase this fine townhouse full of charm and character. Accommodation comprises of Living/Family room, Dining room, Kitchen, Conservatory, four double Bedrooms, Bathroom, Study, Toilet and staircase leading to a large floored Attic. Large garden to the rear of the property, and attached Garage with driveway with space for two cars. Outhouse and Washroom.

Further adjacent land may be available by separate negotiation.

Viewing is highly recommended to truly appreciate the spacious accommodation on offer.

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Shorelands was built in the late 1800's and renovated and extended in the 1960's. The windows and doors are all hard wood double glazed. Oil fired central heating.

Downstairs Accommodation

Front vestibule leading into the carpeted hallway with staircase sweeping around to the upper accommodation. Doors lead into the living room, family room, dining room and kitchen. Walk-in under stair cupboard.



Living room/Family room

7.53m x 3.91m (24ft 8" x 12ft 10")/6.62m x 4.54m (21ft 9" x 14ft 11")

Welcoming living room with window to the side and large deep bay window (1.99m x 1.81m) to the front. Decorative Orkney sandstone fireplace running the length of the room providing a feature focal point. Glass folding double doors lead into the family room. Telephone and television point. Radiator.

The family room has solid oak flooring with large window (3.01m x 1.92m) to the side and double glass door to the conservatory. Built-in storage cupboards with display shelving, radiator and electric heater. Serving hatch to kitchen. Television point.

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Conservatory

6.91m x 2.65m (22ft 8" x 8ft 8")

With flagstone flooring and raised flower beds enjoying the panoramic outlook over the garden. Houses the oil fired boiler. Three external doors, one of which leads out to the sunken flagstone patio (5.34 x .



Dining room

6.09m x 4.34m (20ft x 14ft 3")

Excellent room for entertaining with abundant space for a large dining table along with additional dining furniture. Window to the side and very large window (3.01m x 1.92m) to the front. Brick tile fireplace providing a focal point with a built-in glass display unit to the side. Door leading into the kitchen. Radiator.



Kitchen

5.37m x 3.81m (17ft 7" x 12ft 6")

Fitted with a range of units at floor and eye level with a good run of worktops and tiled splashback. Cooker included in the sale. Space for a fridge freezer and dishwasher. Walk-in shelved pantry. Window overlooking the garden. Door leading to the front hallway and door to the rear hallway.

Rear Hallway

5.12m x 1.84m (16ft 10" x 6ft)

The rear hallway has storage cupboards and a toilet. Door to the attached garage and external doors to the front and rear of the property with the rear leading out to a sunken patio area (5.34m x 2.31m) with Wash room complete with Belfast sink, drying cupboard and plumbing for a washing machine along with a further Outhouse.



Upper Accommodation

Spacious upper landing with window to the front and large built-in shelved cupboards (2.43m x 2m). Offering access to all the upper accommodation.

Staircase leads up to the floored attic which extends to approximately 55 square metres.



Bedroom 1

4.78m x 4.34m (15ft 8" x 14ft 3")

Spacious double bedroom to the front of the property. Ample storage provided by the floor to ceiling built-in wardrobes and cupboards all along one wall with a wash hand basin fitted into a vanity unit. Radiator.



Bedroom 2

3.93m x 3.85m (12ft 11" x 12ft 8")

Accessed from the mezzanine staircase. Double bedroom with the added attraction of a very private balcony over looking the large rear garden. Built-in wardrobes with wash hand basin fitted into a vanity unit. Telephone point. Radiator.

Study

3.01m x 2.44m (9ft 10" x 8ft)

Welcome addition to the family home, this study has floor to ceiling shelving and window looking over the garden. Telephone point. Radiator.





Bedroom 3

3.91m x 3.86m (12ft 10" x 12ft 8")

Spacious double bedroom to the front of the property with good views to Kirkwall Harbour. Ample room for freestanding bedroom furniture. Radiator.



Bedroom 4

3.89m x 3.44m (12ft 9" x 11ft 3")

Delightful well appointed double bedroom with window to the side and window to the rear overlooking the garden. Wardrobe with hanging rail and mirror doors along with storage cupboards providing good storage. Radiator.



Bathroom

3.1m x 3m (10ft 2" x 9ft 10")

Comprising of a three piece white suite with shower over the bath and wash hand basin fitted into a vanity unit with large mirror and partially tiled walls. Deep drying cupboard. Window to the rear. Shaving point. Radiator.

To the front of the property is a garden area laid to lawn with a gateway leading to the large mature rear garden complete with an abundance of mature shrubs and trees, drying area and sunken patio (5.34m x 2.31m). Two car driveway leading to the front of the garage which is plumbed and has power.



Services – Mains services, Telephone, Broadband

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** – Immediate entry available

• **Fittings and fixtures** – All floor coverings, light fittings and curtains are included in the sale. Further land may be available by separate negotiation.

• **Price** – Offers over £295,000

• **Interested parties** – Please note your interest to Orkney Property Centre

• **Offers** - Written offers should be submitted to Orkney Property Centre

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