

**ORKNEY PROPERTY CENTRE**

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**Laing House and 5 space Car Park  
59 Albert Street, Kirkwall  
KW15 1HQ  
Fixed Price - £295,000**



Beautifully presented four bedroom town house on two floors situated in the heart of Kirkwall. This stunning spacious family home is finished to a particularly high standard maintaining many original features and was previously run as a quality Bed and Breakfast establishment. The property comes with it's own private car park.

Accommodation comprises of Living room, Kitchen, Utility room, Dining room, Cloakroom with W.C., four double Bedrooms with two En-suite and a Bathroom.

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

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The front door leads into the entrance hallway with original decorative tiled floor, coat hooks, storage heater and carpeted staircase leading to the first floor hallway.

The first floor hallway is carpeted with elegant décor, three recessed windows and carpeted staircase with wooden balustrade leading to the second floor. Air source heating unit.

Accommodation on this floor comprising living room, dining room, kitchen, utility room, double bedroom with en-suite, and cloak room with a separate W.C.



## Living room

**5.63m x 4.92m (18ft 5" x 16ft 1")**

Exquisite living room with two recessed sash windows to the front of the property allowing a wonderful flow of light. Fireplace with stone hearth, wood mantle and surround providing an inviting focal point with alcoves to either side. The three sofas are included in the sale. Glazed doors to the hallway and kitchen and a passageway leading to the dining room. Two television points and telephone point. Two storage heaters.



## **Dining room**

**4.78m x 4.75m (15ft 8" x 15ft 6")**

Excellent spacious room for entertaining. Fireplace with stone hearth, mantle and surround providing a focal point with display alcove to either side. Two recess sash windows to the front of the property. The dining table and chairs along with the side board are included in the sale. Door leading to cloakroom. Radiator.

## **Cloakroom with separate W.C.**

**2.51m x 1.67m (8ft 2" x 5ft 5")**

With coat hooks, shelving, panel heater and hatch to attic. Toilet with W.C. and wash hand basin.





## **Kitchen**

**4.07m x 3.98m (13ft 4" x 13ft)**

Well appointed kitchen fitted with good quality units at floor and eye level with integrated fridge freezer, dishwasher and six burner gas cooker with cooker hood. Good run of solid wood worktops with colourful tiled splashback. Vinyl flooring and recess sash window. Door to utility room and glazed door to the hallway. Panel heater.

## **Utility room**

**1.89m x 1.71m (6ft 2" x 5ft 7")**

Ever welcome addition to the family home. Fitted with eye level units, worktop space, sink and drainer. Plumbed for a washing machine and space for a drier. Extractor fan. Hatch to attic.





**Bedroom 1**  
**5.54m x 5.24m (18ft 2" x 17ft 2") at widest**

Spacious double bedroom with two recessed windows to the rear of the property. Carpeted with warm décor and feature wall. Large wardrobe included in the sale with ample room for additional furniture. Television and telephone point. Storage heater and panel heater.



**En-suite**  
**2.41m x 1.73m (7ft 10" x 5ft 7")**

Fitted with a two piece white suite and shower cubicle. Window to the side of the property. Fan heater, extractor fan and storage heater.



The elegant décor continues on the second floor hallway. Recessed opaque window and velux window. Telephone point. Hatch to attic. Storage heater.

Accommodation on this floor comprises three double bedrooms with one en-suite and a bathroom.





## Bedroom 2

**5.3m x 5.05m (17ft 4" x 16ft 6")**

Exceptionally spacious double bedroom with two recess windows to the rear and one to the side of the property. Two large double wardrobes and bed are included in the sale. Ample room for additional furniture. Carpeted with elegant décor. Television point. Storage heater and panel heater.

## En-suite

**2.41m x 1.73m (7ft 10" x 5ft 7")**

Elegant en-suite fitted with a two piece white suite and large walk-in shower cubicle. Tiled flooring and partially tiled walls. Window to the side of the property. Fan heater, extractor fan and storage heater.



## Bedroom 3

**4.93m x 4.84m (16ft 2" x 15ft 9")**

Lovely double bedroom with coomb ceiling, two recess and one velux window. Fireplace with wood mantle and surround. Storage cupboard with sash window along with a large wardrobe, which is included in the sale, providing excellent storage. Storage heater and panel heater.



## Bathroom

**4.51m x 2.07m (14ft 8" x 6ft 8")**

Superb bathroom fitted with a three piece white suite and large walk-in shower cubicle with glass block screen. Tiled flooring and walls. Large mirror above the bath and wash hand basin. Hatch to attic. Fan heater, extractor fan and storage heater.



## Bedroom 4

**6.67m x 4.87m (21ft 9" x 16ft )**

This spacious double bedroom has an attractive fireplace with flagstone hearth, wood mantle and surround providing a fine focal point. Coomb ceiling and two recessed sash windows. Television and telephone point. Storage heater and panel heater.



Laing House is a 'C' listed building maintaining many original features including window shutters, cornices and deep skirtings. The property has partial double glazing and is heated by a combination of air source units and electric heating, enhanced by the open fire in the living room.

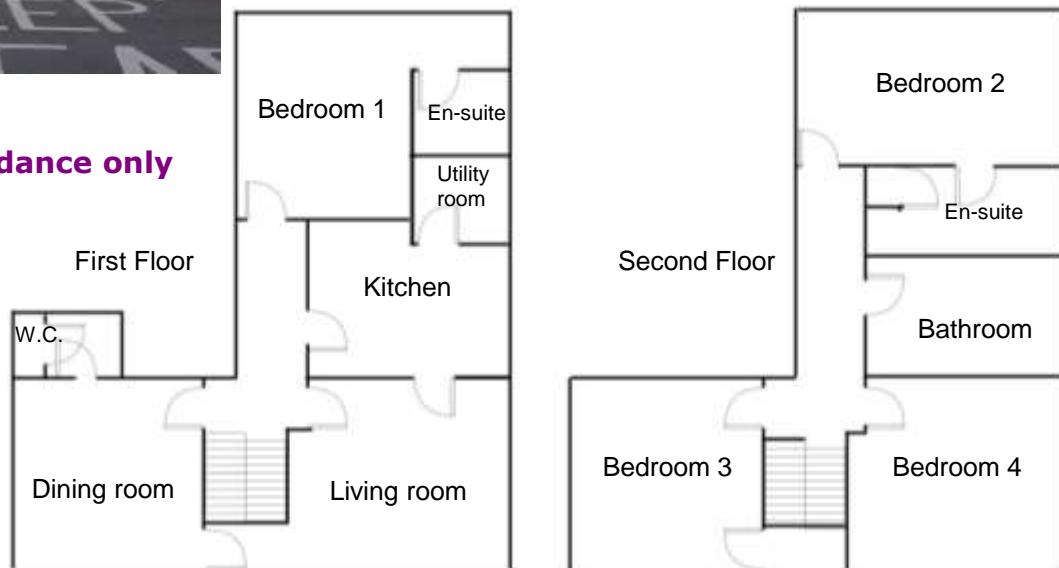




## Outside

To the rear of the property is a private car park with space for 5-6 cars. Planning for the carpark may be considered if it is in keeping with the surroundings. Potential for a walled garden/car park or other development.

**Not to scale for guidance only**



**Services** – Mains services, Telephone

- **Council Tax** – Band E. This may be reassessed when the property is sold.
- **Energy Performance Rating** – Band E.
- **Viewing arrangements** – Please contact Orkney Property Centre to view
- **Entry** – By arrangement
- **Fittings and fixtures** – Floor coverings, light fittings, blinds, curtains, range cooker, wardrobes, some living and dining room furniture are included in the sale.
- **Price** – Fixed Price - £295,000
- **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 March 2017. 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.*