



**ORKNEY PROPERTY CENTRE**

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**3 Jubilee Court, Kirkwall**

**KW15 1XR**

**Offers over £235,000**



Offered for sale is this newly built quality three bedroom family dwelling house. Situated in a desirable residential development, a short walk from the town centre and schools. Air source heating.

The spacious accommodation comprises Living room, Kitchen/Dining/Family room, Utility room, Bathroom and three Bedrooms with one En-suite.

Finished to a high standard with oak finishings throughout and quality bathroom and kitchen fittings.



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## **Entrance Vestibule** **1.74m x 1.47m (5ft 9" x 4ft 10")**

An inner glazed door leads into the spacious hallway.

## **Hallway** **9.63m x 1.47m (31ft 7" x 4ft 10")**

Large cupboard with shelving housing the mega flow tank. Access to the attic by a Ramsey ladder.



## **Living room** **6.01m x 5.35m (19ft 9" x 17ft 7")**

Glazed double doors into the living room. Large window to the front of the property allowing a lovely flow of natural light. Television and two telephone points.



## **Kitchen/Dining/Family room** **6.01m x 5.31m (19ft " x 17ft 5")**

The kitchen is fitted with quality units at floor and eye level and incorporates a preparation island unit. Fully integrated with superior appliances comprising fridge freezer, dishwasher, double oven, hob and an extractor hood. Glazed double doors to the hallway. Television and a telephone point.





### Utility room

**2.36m x 2.01m (7ft 9" x 6ft 7")**

Fitted with units at floor and eye level and a larder cupboard. Plumbed for a washing machine and space for a drier. Extractor fan. External door.

### Bathroom

**3.32m x 2.04m (10ft 11" x 6ft 8")**

Fitted with a modern suite comprising a large shower, bath, W.C. and a wash hand basin with a lighted mirror above. Heated towel rail. Modesty glazed window. Extractor fan.



### Bedroom 1

**4.21m x 3.32m (13ft 10" x 10ft 11")**

Double bedroom situated to the rear of the property benefitting from a large built-in wardrobe with hanging rails, shelving and mirror doors. Television and a telephone point.



### En-suite

**2.62m x 1.21m (8ft 7" x 4ft)**

The en-suite has a large shower, W.C. and a wash hand basin with lighted mirror above. Heated towel rail. Extractor fan. Modesty glazed window.

### Bedroom 2

**3.32m x 3.21m (10ft 11" x 10ft 6")**

Double bedroom fitted with a built-in wardrobe with hanging rail, shelving and mirror doors. Television point.



### Bedroom 3

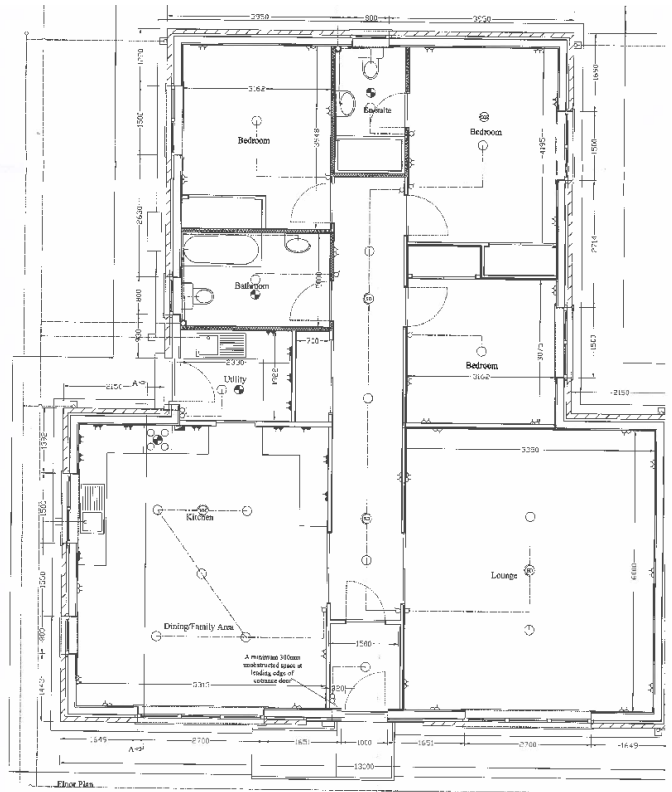
**3.32m x 3.08m (10ft 11" x 10ft 1")**

Double bedroom fitted with a built-in wardrobe with hanging rail, shelving and mirror doors. Television point.

**3 Jubilee Court benefits from uPVC double glazing and has air source heating.**

## Outside

Tarmac driveway to the front with a pathway encompassing the property. Areas of garden to the front and the rear.



## General Notes –

**Services** - Mains Services, Telephone

- **Council Tax** - To be confirmed.
- **Energy Performance Rating** – To be confirmed
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – Early Entry Available
- **Price** – Offers over £235,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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