



ORKNEY PROPERTY CENTRE

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**Nordene, St Ola,
KW15 1SX
Offers over £150,000**



Well presented traditional two bedroomed detached bungalow together with garage/workshop and a large garden. Situated on the outskirts of Kirkwall and enjoying beautiful views from its elevated position. The property has recently been refurbished including external wall insulation and air source heating.

Accommodation comprises Entrance Vestibule, Hallway, Kitchen, Rear Lobby, Living room, two Bedrooms and a Shower room.

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Front Vestibule

1.24m x 1.822m (4ft 1" x 4ft)

Modesty glazed door leads into the front vestibule with a tiled floor. The hallway is carpeted with an air source heating unit, storage heater, telephone point and access to the floored attic. .



Hallway

4.20m x 2.48m (13ft 9" x 8ft 2")



Living room

4.29m x 3.98m (14ft 1" x 13ft 1")

The bright living room is well presented with neutral décor and carpeting. Window to the front of the property and one to the side. Electric focal point fire providing a welcoming feature. Television and a telephone point. Air source heating unit. Storage heater.



Kitchen

3.72m x 3.07m (12ft 3" x 10ft 1")

Fitted with units at floor and eye level with worktop space and also incorporating a breakfast bar. Cooker point. Shelved airing cupboard. The kitchen also benefits from a a shelved walk-in pantry. Laminate flooring and views over Kirkwall. Storage heater.

Rear Lobby

1.54m x 1.54m (5ft 1" x 5ft 1")

Plumbed for a washing machine and space for additional white goods. Window to the rear and a door into the garage.



Bedroom 1
3.97m x 3.68m (13ft x 12ft 1")

Spacious and bright double bedroom with neutral décor and matching carpeting. Window to the front and one to the side. Built-in wardrobe. Window to the front of the property. Television point. Panel heater.

Bedroom 2
3.62m x 3.18m (11ft 11" x 10ft 5")

This double bedroom is carpeted and has a window overlooking the side of the property. Built-in wardrobe providing storage. Panel heater.



Shower room
1.83m x 1.82m (6ft x 5ft 12")

Fitted with a shower, W.C. and a wash hand basin. Tiled walls and vinyl flooring. Heated towel rail. Fan heater. Modesty glazed window.



Garage & Workshop/Shed
4.85m x 3.59m + 4.57m x 3.67m
(15ft 11" x 11ft 9") + (14ft 12" x 12ft 1")

The garage has an up and over door, power and lighting. External door to the front and rear. Door leads into the workshop/shed with workspace, power and lighting. There is also a former coal shed to the rear garden.



A gravelled driveway leads to the garage. The garden grounds are laid to lawn and bounded by stone walls.



Nordene has uPVC double glazed windows and door and has a combination of air source heating and electric heating.

Services – Mains service, Telephone, Septic tank

- **Council Tax** – Band B. This may be reassessed when the property is sold.
- **Energy Performance Rating** – Band D
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By arrangement
- **Fittings & fixtures** – All floor coverings, light fittings and curtains are included in the sale.
- **Price** – Offers over £150,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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