



**ORKNEY PROPERTY CENTRE**

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Kirkwall

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**4 Glaitness Court, Kirkwall  
KW15 1GW  
Offers over £95,000**



Spacious one bedroom first floor flat with it's own ground floor entrance and garden. Ideally situated in a popular area close to the supermarkets and a short walk from the town centre.

Accommodation comprises Living room, Kitchen, Bedroom and Bathroom.

Perfectly suited to the first time buyer or property investor.



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The entrance area has a cupboard, phone point and stairs leading to the accommodation. The first floor landing has a window to the side, cupboard and a large walk-in cupboard with shelving and housing the heating system. Glazed door leads in to the inner hallway. The inner hallway has a telephone point, radiator and offers access to all the accommodation.



**Living room**  
**3.94m x 3.66m (12ft 11" x 12ft)**

Well presented living room, carpeted and with neutral décor and enjoying a good flow of natural light flooding in from the large window. Sofa, armchair, TV stand and coffee table are all included in the sale. Television and a telephone point. Radiator.



**Kitchen Diner**  
**4.41m x 3.03m (14ft 6" x 9ft 11")**

Bright, spacious kitchen fitted with floor and eye level units and a good run of worktops with splashback. Plumbed for a washing machine and a dishwasher along with a fridge freezer and cooker with an extractor hood all included in the sale. Ample space for the table and chairs which are also included in the sale. Built-in pantry providing additional welcome storage. Vinyl flooring. Radiator.



## Bedroom

**3.63m x 3.03m (11ft 11" x 9ft 11")**

This double bedroom is carpeted and has neutral décor and a window to the front of the property. Built-in wardrobe with hanging rail and shelf. Double bed and two bedside units are included in the sale. Radiator.

## Bathroom

**2.33m x 2.30m (7ft 8" x 7ft 7")**

Well appointed bathroom comprising of a shower over the bath, W.C. and a wash hand basin. Vinyl flooring and a modesty glazed window. Extractor fan. Radiator.

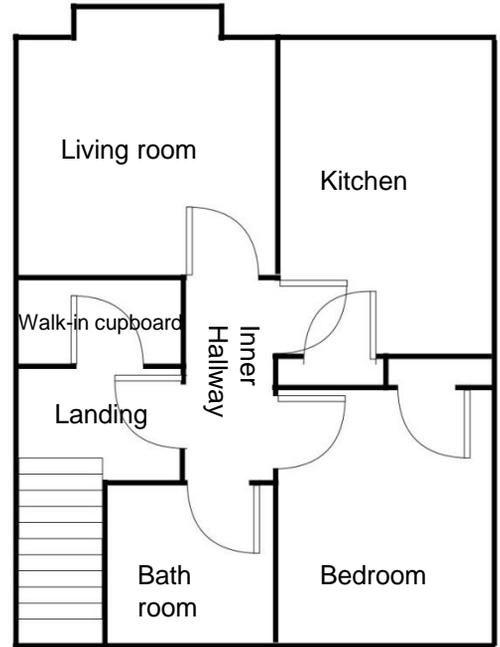


## Outside

To the front of the property is a small garden laid to grass and with a storage cupboard housing the lawn mower and strimmer which are included in the sale. Further lawn area to the side with a drying line.



Not to scale for guidance only



4 Glaitness Court has NorDan double glazed windows and air to water heating.

There is a annual factoring charge for the building which covers maintenance and insurance.

## Services

Mains Services

## General Notes –

- **Council Tax** – Band B. This may be reassessed when the property is sold.
- **Energy Performance Rating** – Band C
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By arrangement
- **Fittings & fixtures** - All carpets, floor coverings, light fittings, curtains, white goods, bed, bedside units, sofa, armchair, TV stand, coffee table, table and chairs are all included in the sale.
- **Price** – Offers over £95,000
- **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 January 2019. 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.*