

**ORKNEY PROPERTY CENTRE**

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**Highbury, 16 East Road, Kirkwall**

**KW15 1HZ**

**Offers over £525,000**



Highbury is an impressive and substantial five bedroom town house boasting many original features including fireplaces, tiled and exposed wooden flooring, cornicing and picture rails.

The property has been elegantly modernised whilst maintaining a wealth of charm and character throughout, making an extremely welcoming and comfortable family home.



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Highbury is situated in a desirable area of Kirkwall's Conservation Area and presented over two floors with the accommodation comprising of sitting room, dining room, living room, shower room, kitchen, utility room, laundry room and conservatory on the ground floor. On the first floor are five bedrooms and a newly refurbished bathroom. There is a staircase leading to the attic rooms which may offer the potential for further development with the appropriate permissions being granted. Benefitting from oil central heating and also enhanced by the open fireplaces in many of the rooms. Four bedrooms and four of the rooms downstairs are all wired for ethernet points allowing ubiquitous Internet access and the ability to build wi-fi coverage in all parts of the house.



## Entrance Vestibule

2.40m x 2m  
(7ft 11" x 6ft 7")

## Hallway

5.67m x 2m +  
2.74m x 1.54m  
(18ft 7" x 6ft 7" +  
9ft x 5ft 1")

The house is entered through the spacious vestibule which has an original tiled floor and a glazed inner door with decorative stained glass panels. Under stair cupboard. Radiator. The hallway sets the tone of the property and offers a taste of the accommodation on offer. Open cast iron fireplace with tiled surround and wood mantle piece. Radiator. The impressive staircase leads to the first floor and features a large stained glass window.



## Living room

5.95m (at most) x 4.60m (19ft 6" x 15ft 1")

A beautifully presented room to the front of the property with the large bay window drawing in a wonderful flow of light. Closed fireplace set in a stone surround and hearth providing a lovely focal point. Original wooden floor, picture rails, cornicing and ceiling rose. Television and a telephone point. Double doors open into the dining room. Radiator.



## Dining room

4.30m x 4.09m (14ft x 13ft 5")

Currently set up as an office, this dining room is carpeted and has an open fireplace with a marble hearth and surround. Telephone point. Radiator.



## **Sitting room**

**5.95m (at most) x 4.57m (19ft 6" x 15ft)**

The generous sitting room enjoys a flood of natural light from the large south facing window. Maintaining many original features such as the wood flooring, coving, ceiling rose, picture rails and high skirting. Closed fireplace with a tiled surround and wood mantle. Television and a telephone point. Radiator.



## **Kitchen**

**4.95m x 2.93m (16ft 3" x 9ft 7")**

Fitted with units at floor and eye level along with built-in cupboards. Good run of worktops. Integrated dishwasher and a fridge. 5 burner gas range included. Vinyl flooring and a window to the rear. Radiator.

## **Utility room**

**3.75m x 2.03m (12ft 4" x 6ft 8")**

The utility area features a sink and drainer and ample shelving. Space for a fridge freezer. External door leading out to the side of the property.

## **Laundry room**

**2.67m x 2.67m (8ft 9" x 8ft 9")**

The laundry room is plumbed for a washing machine and a drier and also includes a range of floor units with worktop space. Vinyl flooring and a window to the rear. Radiator.





**Conservatory**  
**5.37m x 3.77m (17ft 7" x 12ft 4")**

Large conservatory with a tiled floor. Excellent space for entertaining and relaxation and enjoying the outlook over the garden. Glazed to three sides and with patio doors. Television point. Two radiators.

**Shower room**  
**1.81m x 1.26m (5ft 11" x 4ft 2")**

Fitted with a wash hand basin, W.C. and a recessed shower cubicle. Lined walls and a modesty glazed window to the side. Heated towel rail.



**First Floor Landing**  
**4.67m x 3.86m (15ft 4" x 12ft 8") (at most)**

The staircase sweeps up to the spacious first floor which is carpeted and also features a large stained glass window. Built-in airing cupboard with shelving. Staircase leading to the attic space. Radiator.



**Bedroom 1**  
**6m (at most) x 3.97m (19ft 8" x 13ft)**

Well proportioned double bedroom with a good flow of light from the large bay window to the front. Television point. Radiator.



**Bedroom 2**  
**6m x 3.93m (19ft 8" x 12ft 11")**

A wonderfully bright and spacious room with carpeting and tasteful decor. This double bedroom has a tiled fireplace with wood surround offering a feature focal point. Built-in wardrobe. Radiator.



**Bathroom**  
**3.46m x 2.15m (11ft 4" x 7ft 1")**

Newly refurbished bathroom comprising bath, shower and a W.C. and wash hand basin fitted into a vanity unit. Tiled flooring and walls. Modesty glazed window. Heated towel rail.



**Bedroom 3**  
**4.01m x 3.68m (13ft 2" x 12ft 1")**

This double bedroom is carpeted with neutral décor. Built-in wardrobe. Ample space for freestanding bedroom furniture. Window to the side offering rooftop views over Kirkwall. Radiator.

**Bedroom 4**  
**3.41m x 3.27m (11ft 2" x 10ft 9")**

This bright double bedroom is carpeted and has a window overlooking the front of the property. Television point. Radiator.



**Bedroom 5**  
**4.92m x 2.90m (16ft 2" x 9ft 6")**

Currently utilised as an office space, this bedroom is carpeted and has a window to the side and one to the rear with views to Kirkwall Bay. Cast iron fireplace providing a feature focal point. Television point. Radiator.

## Attic space

**11.30m x 3.11m + 5.47m x 2.96m + 2.91m x 2.89m  
(37ft 1" x 10ft 2" + 17ft 11" x 9ft 9" + 9ft 7" x 9ft 6")**

Staircase leads up to the attic which is separated into three spaces and could offer the potential for development with the appropriate permissions being granted.



## Summer house

**6.84m x 6.63m x 6.55m (22ft 5" x 21ft 9" x 21ft 6") approximately**

The summer house offers an excellent additional space. Great for entertaining in the garden or as a teenagers den. Complete with a kitchen area with a built in fridge, oven and hob and space for comfortable seating. Television point. There is also a toilet with a wash hand basin.

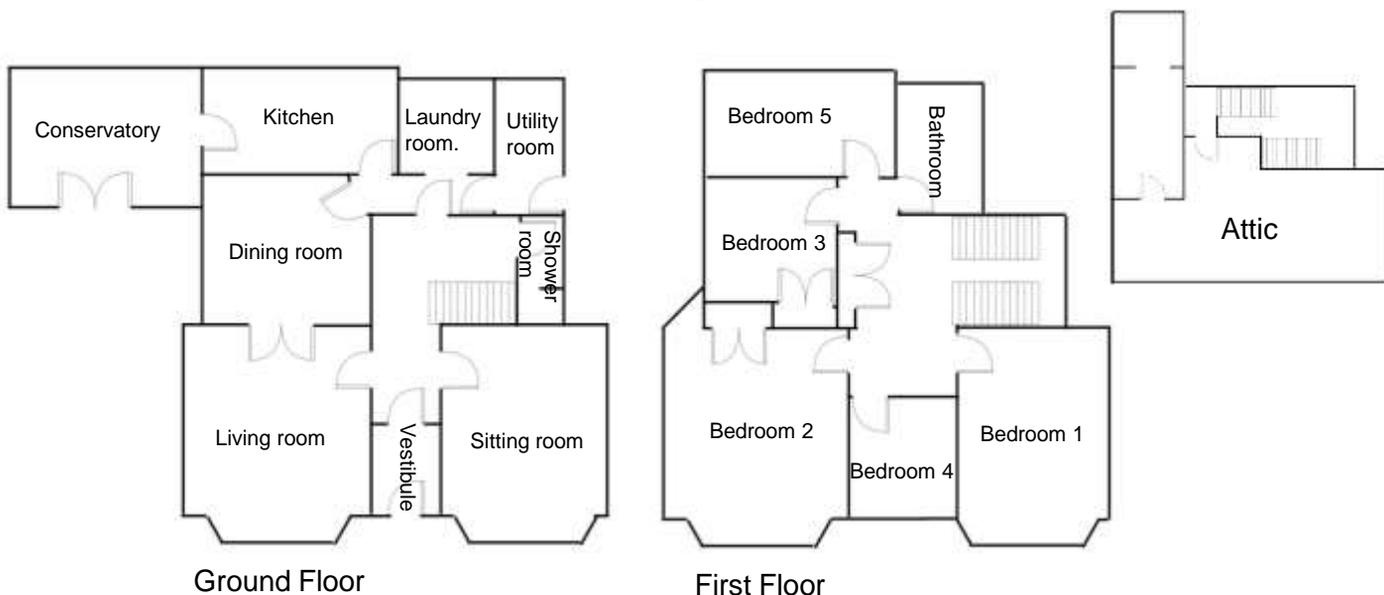




There is a driveway which adjoins a courtyard area to the side of the house. A pathway leads around to the other side of the house with garden grounds mainly laid to lawn with mature trees, bushes and flower borders encompassing. Patio area providing a particularly sunny and sheltered spot.

Along with the summer house, there is a greenhouse 5.74m x 1.62m (18ft 10" x 5ft 4") and a wooden shed 4.81m x 2.41m (15ft 9" x 7ft 11").

Not to scale for guidance only



## Services

Mains Services

## General Notes –

- **Council Tax** – Band G. This may be reassessed when the property is sold.
- **Energy Performance Rating** – Band E
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By arrangement
- **Fittings & fixtures** - All carpets, light fittings, curtains, blinds, white goods and various other items of furniture can be included in the sale.
- **Price** – Offers over £525,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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