



ORKNEY PROPERTY CENTRE

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**2 King Harald Kloss, Kirkwall
KW15 1FT
Offers over £130,000**



Two bedroom semi-detached bungalow ideally situated in a well sought after area close to the supermarkets and a short walk from the town centre.

Accommodation comprises Living room, Kitchen, two Bedrooms and Shower room.

Suitable for the first time buyer, young family, retirees or property investor.

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Entrance Vestibule

1.46m x 1.01m (4ft 10" x 3ft 4")

The entrance vestibule has vinyl flooring and an inner glazed door into the hallway.



Hallway

2.63m x 1.70m (8ft 8" x 5ft 7")

The hallway is carpeted and offers access to the loft. Air source heating unit.



Living room

4.83m x 3.52m (15ft 10" x 11ft 7")

This living room has a large window to the front of the property drawing in the natural light on offer. Carpeted and with neutral decor. Glazed door to the kitchen. Television and telephone points. Air source heating unit.



Kitchen

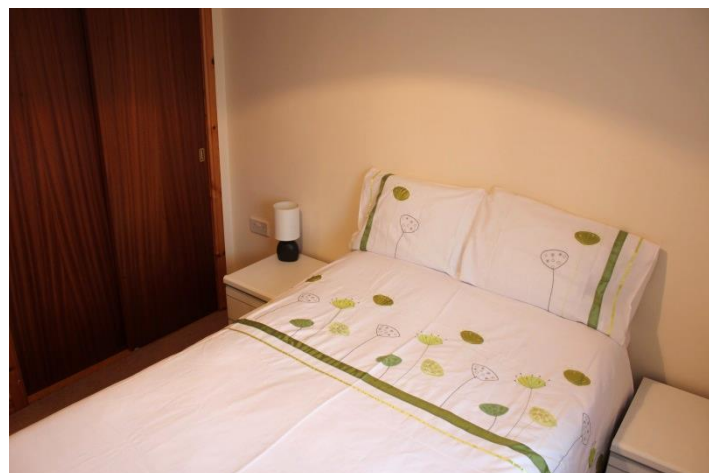
2.90m x 2.65m (9ft 6" x 8ft 8")

Fitted with a range of floor and eye level units with integrated oven, gas hob and extractor. Good run of worktop space with tiled splashback. Vinyl flooring. Plumbed for a washing machine and space for a fridge freezer which are both included in the sale. Window overlooking the rear garden.



Bedroom 1
3.50m x 3.03m (11ft 6" x 9ft 1`1")

Well proportioned double room with window to the front of the property. Double built-in wardrobe along with a further shelved cupboard providing excellent storage. Television and telephone point.



Bedroom 2
2.91m x 2.64m (9ft 7" x 8ft 8")

Double bedroom with window overlooking the rear of the property. Storage provided by a double built-in wardrobe with hanging rail and shelving.

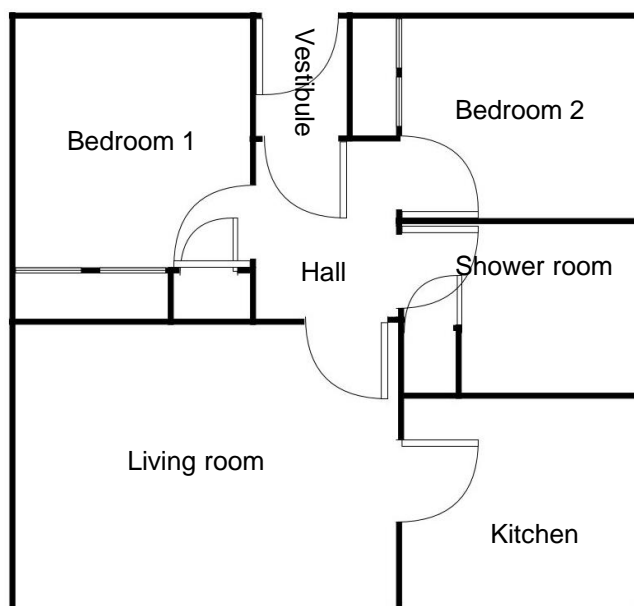


Shower room
2.89m x 2.28m (9ft 6" x 7ft 6")

Wet style shower room fitted with a shower, W.C. and a wash hand basin. Modesty glazed window to the rear. Shelved airing cupboard. Extractor fan.

The front garden is laid to lawn. Driveway to the side of the property with a pathway leading around to the rear garden which is also laid to lawn with a gravelled area. Retractable clothes line and external water tap.

2 King Harald Kloss has wooden double glazed windows and air source heating.



Not to scale for guidance only

Services – Mains service, Telephone

- **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, curtains, blinds, washing machine and fridge freezer are included in the sale.
- **Price** – Offers over £130,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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