



## 3 Castle Street, Kirkwall, KW15 1HE

Rare opportunity to purchase this former shop and office building which now has change of use and planning permission for 3 residential flats with parking (planning ref:19/390/PP).

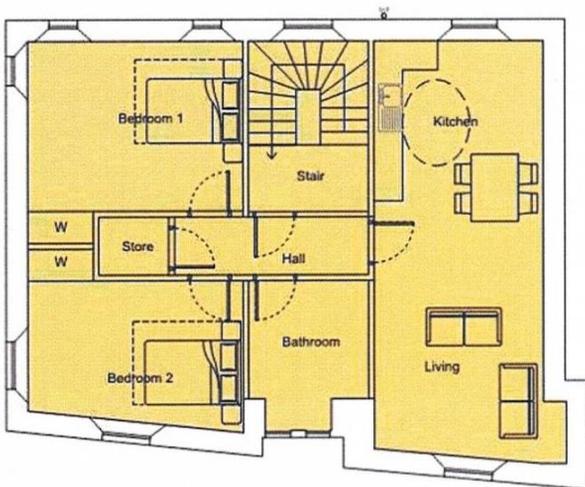
On the ground floor will be a 1 bedroom studio flat, on the first floor there will be a 2 bedroom flat and another 2 bedroom flat will be on the second floor.

**OFFERS OVER  
£160,000**

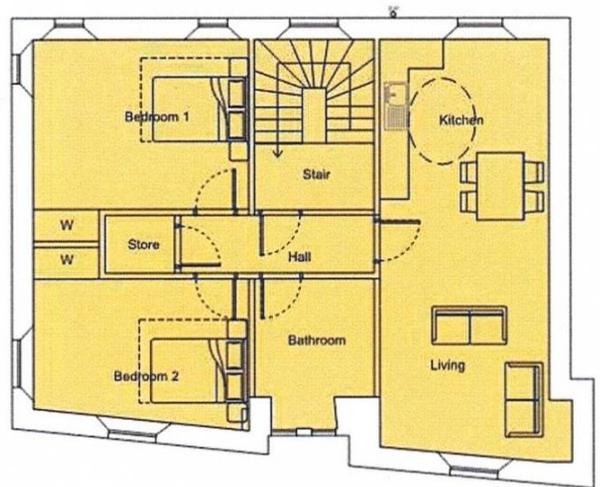
# PROPOSED FLOOR PLAN



Ground Floor Plan



1st Floor Plan



2nd Floor Plan

- Residential development opportunity.
- Planning permission for 3 flats.
- Total floor area – 190m<sup>2</sup>.
- Ground floor 1 bedroom studio flat – 35m<sup>2</sup>.
- First floor 2 bedroom flat – 78m<sup>2</sup>.
- Second floor 2 bedroom flat – 78m<sup>2</sup>.
- Parking space for each flat. (coloured pink on plan on page 4).

## LOCATION

3 Castle Street is located in the heart of Kirkwall town centre close to all local amenities.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR



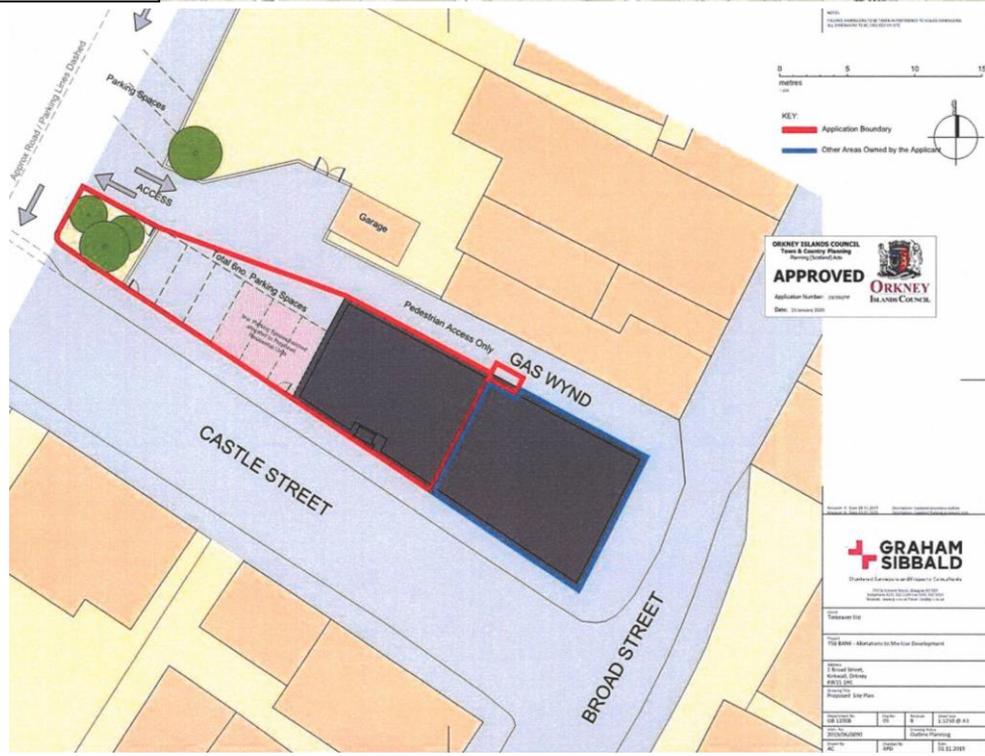
FIRST FLOOR





**3 Castle Street, Kirkwall**

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**SERVICES** – Mains services.

**VIEWING** - For an appointment to view please contact Lows Property Department.

**PRICE** – Offers over £160,000.

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.



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**EJP**  
The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.