

**CLOSING DATE SET FOR OFFERS  
11AM WEDNESDAY 22<sup>ND</sup> JANUARY 2020**



## 2 Earls Court, Kirkwall, KW15 1XY

This well-presented 2 bedroom dwellinghouse forms part of a highly desirable small residential development.

The end-terraced property has recently been modernised with a new kitchen, new shower suite and air source heating installed. Private parking within courtyard.

**OFFERS OVER  
£140,000**



- Air source and electric panel heaters.
- Double glazed windows.
- Livingroom open plan with kitchen.
- Modern fitted kitchen incorporating a breakfast bar, hob, cooker hood, oven, microwave oven, fridge/freezer and plumbing for a washing machine.
- Modern shower room.
- Ground floor bedroom has a built-in wardrobe with sliding mirror doors.
- First floor bedroom has 2 built-in wardrobes – one presently without doors.
- Large cupboard off hall. 2 walk-in cupboards off landing.
- Mostly stone chipped front garden.
- Allocated parking space within courtyard.

## LOCATION

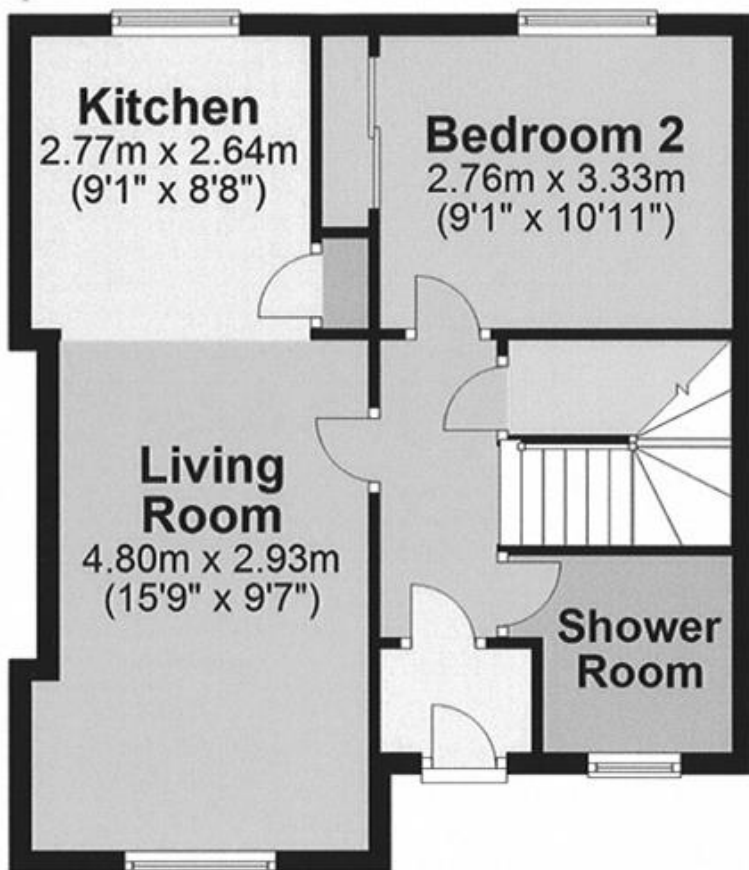
Earls Court is situated within a very short walk of the town centre.



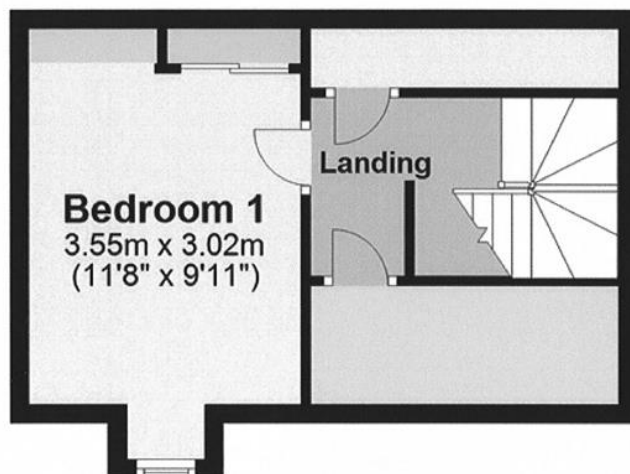


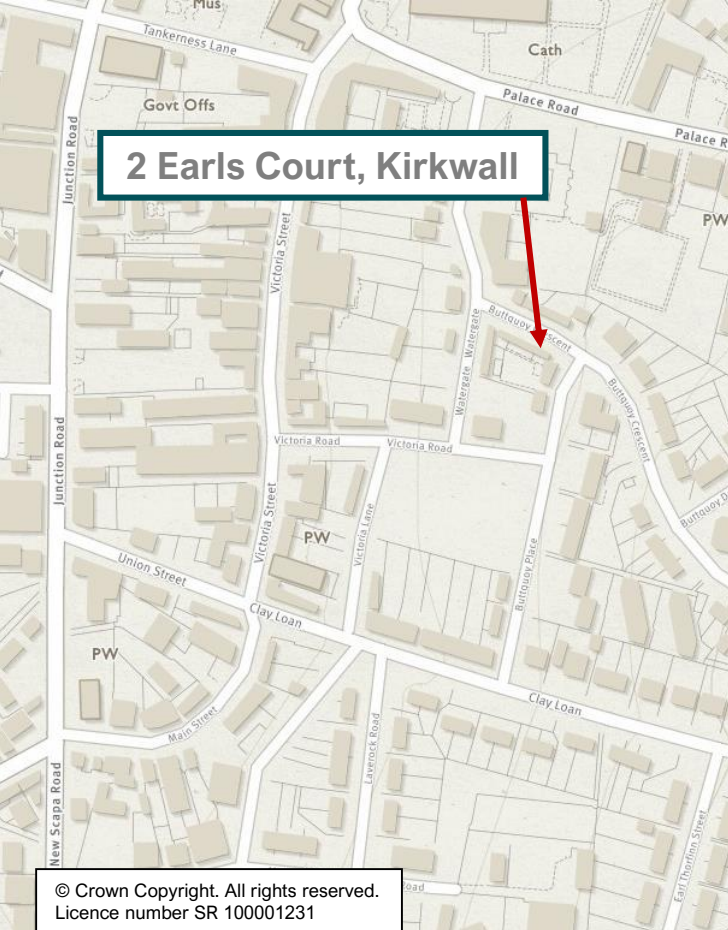


## GROUND FLOOR



## FIRST FLOOR





**SERVICES** – Mains services.

**COUNCIL TAX BAND** - Band C. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

**ENERGY PERFORMANCE RATING** – Band D.

**ENTRY** – Early entry available.

**FIXTURES AND FITTINGS** – All floor coverings and blinds are included in the sale price.

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

**PRICE** – Offers over £140,000

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

**rightmove**   
**find your happy**

Lows Solicitors – Estate Agents  
5 Broad Street, Kirkwall, Orkney, KW15 1DH  
T: 01856 873151 F: 01856 875450 W: [www.lowsorkney.co.uk](http://www.lowsorkney.co.uk)

**DMNH**

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.