



5 HERMANESS, KIRKWALL, ORKNEY, KW15 1XA
FOR SALE – Offers over £195,000



5



3



2



D

5 Hermaness, Kirkwall, Orkney

- End of terrace, spacious property
- Convenient location
- Central heating system fired by a combi boiler
- uPVC double glazed windows and doors
- Bright décor throughout
- Fantastic family home
- Detached Garage with storage and additional parking for vehicles on driveway

5 Hermaness is a 5-bedroom end of terrace property with which has a good flow throughout and generous storage. Internally it is neutrally decorated and offers modern accommodation.

The garden is easily maintained, being laid to paving with a gravel border along with a drying area. There is also a detached garage with room for storage and additional parking in the driveway.

Situated in a quiet residential area and close to the local Primary and Secondary Schools as well as a shop, post office and sports amenities. The property is a short walk to the town centre and extensive travel links.

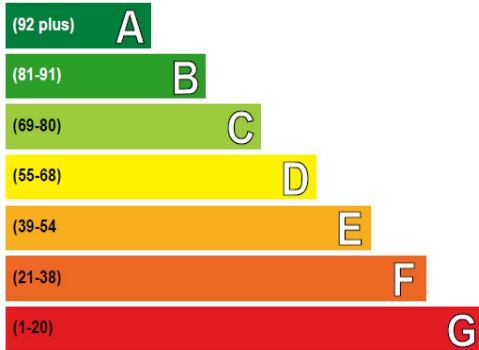
We highly recommend viewing to see the full potential this great property has to offer.

More details and photographs to follow.



EPC

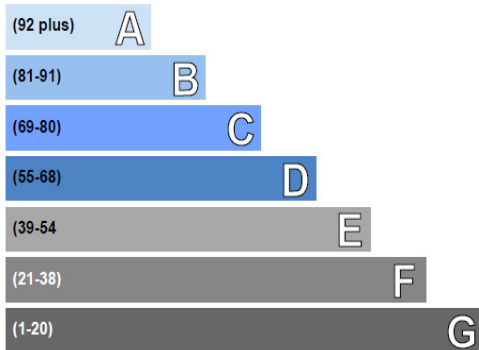
Very energy efficient - lower running costs



Current	Potential
	104
65	

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
	103
68	

Not environmentally friendly - higher CO₂ emissions

Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area¹⁾
 1779.7 ft²
 165.34 m²

Reduced headroom
 2.58 ft²
 0.24 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE-360

COUNCIL TAX

The subjects are in Band D. The Council Tax Band may be re-assessed by the Orkney Island’s Council when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band D (65)

SERVICES

Mains electricity and water with drainage.

FIXTURES AND FITTINGS

Floor and coverings are included in the sale price.

PRICE

Offers over £195,000 are invited.

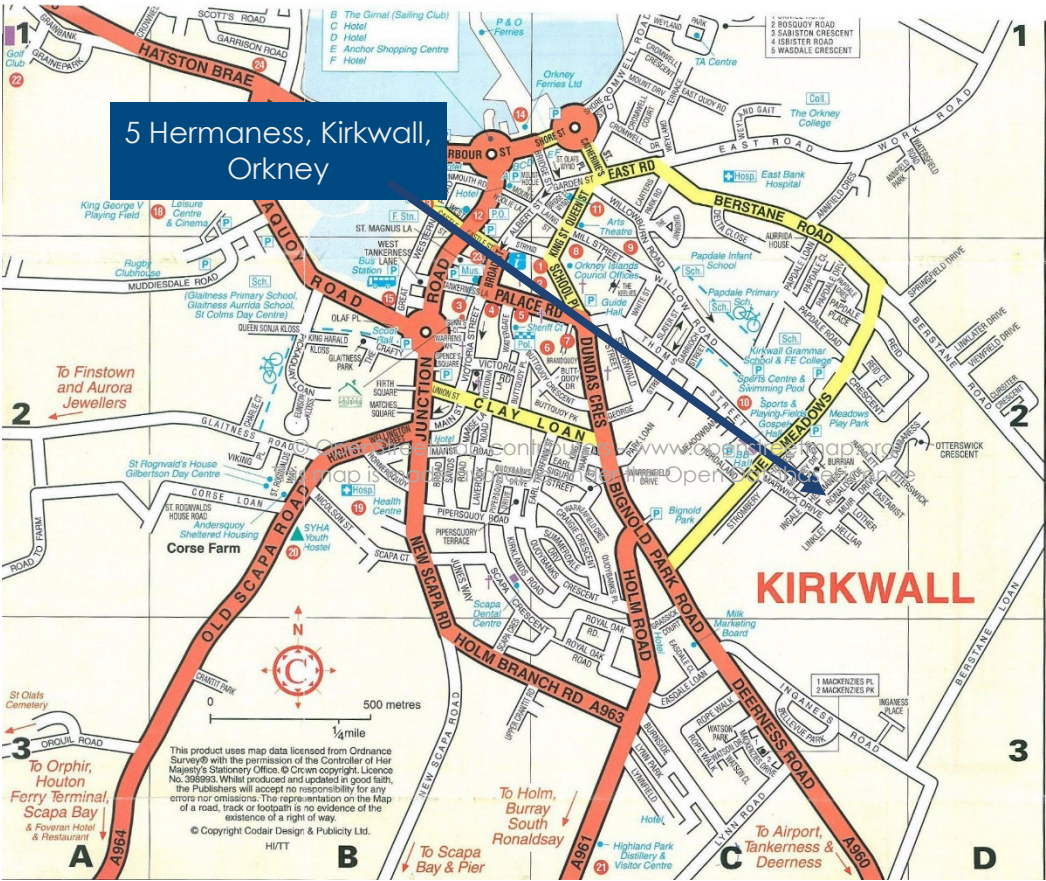
VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

Telephone: 01856 872216

Email: hello@dandhlaw.co.uk

***All viewings are conducted at the viewers own risk.**



NOTES - These particulars have been prepared following inspection of the property in July 2024 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.