



24, LAVEROCK ROAD, KIRKWALL, ORKNEY, KW15 1EE
FOR SALE – Offers over £170,000



24, Laverock Road, Kirkwall, Orkney

- Semi-detached property
- Convenient location
- Air to air central heating
- Modern family bathroom
- uPVC double-glazed windows and doors
- Generous garden grounds with shed

24 Laverock is a semi-detached three-bedroom property located in a sought-after central location, close to Kirkwall town centre. The property features three bedrooms and is well-presented throughout. The property has generous garden grounds to the front and rear with rear access to Manse Road.

Kirkwall is a vibrant town that offers a wide range of local independent shops and services. Laverock Road is conveniently situated on the edge of the town centre, a short distance to all local amenities, such as a primary school, GP surgery and supermarkets.

This property would be ideal for a first time buyer, family home or as an investment property.



Entrance Hallway

Entrance is located at the front of property. Wall mounted cupboard housing electrical boards and shelf. Generous walk-in cupboard under stairs offering great storage. Access to the living room, family bathroom, and stairs.

Living Room

Window to the front of the property allowing lots of natural light. Electric flame effect fire set in a tiled hearth and surround with storage cupboards each side. Access to the kitchen and hallway.

Kitchen

Window to the rear overlooking the garden. Ample floor and wall-mounted units with a good run of worktop space. Stainless steel sink with drainer. Electric cooker. Space and plumbing for washing machine. Space for further white goods. Space for breakfast bar or dining table and chairs. Door to rear garden.

Family Bathroom

Modern, family bathroom with a privacy glazed window to the side aspect. Wash hand basin and W.C set in built-in vanity units offering useful storage. Bath with electric shower over. Wet wall paneling to walls. Access to the hallway.

Upstairs

Bedroom 1

Double bedroom with windows to the rear overlooking the gardens. Built in storage cupboard. Access to the landing.

Bedroom 2

Window to the front aspect. Built in storage cupboard. Access to landing.

Bedroom 3

Double bedroom with window to the front aspect Built-in cupboard and decorative tiled fire surround. Access to landing.

Gardens and Shed.

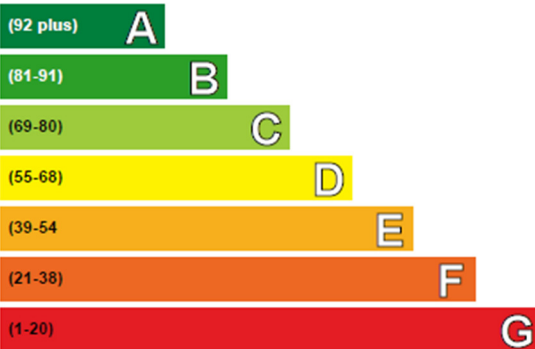
Generous garden grounds to the front and rear of the property which are mainly laid to lawn and incorporate a drying area. Bounded with a mix of low level wall and added wooden fencing, there is lots of potential for a keen gardener to develop. A useful wooden shed is located to the side.





EPC

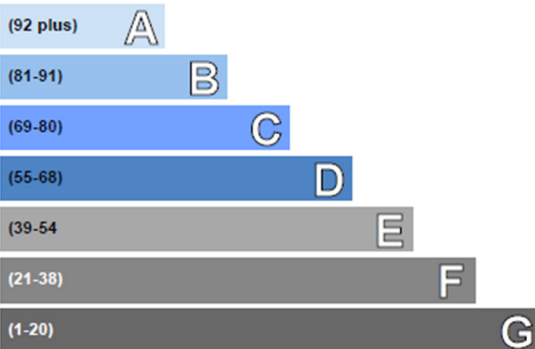
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
50	69

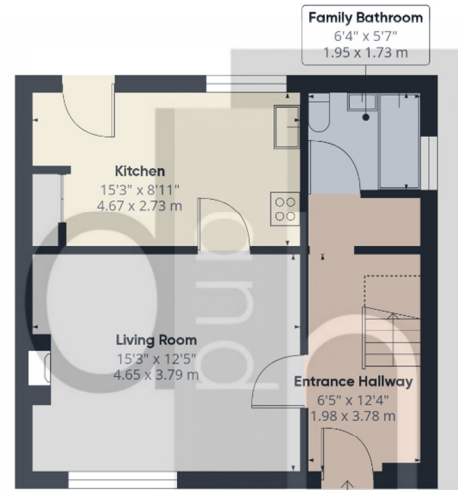
Very environmentally friendly - lower CO₂ emissions



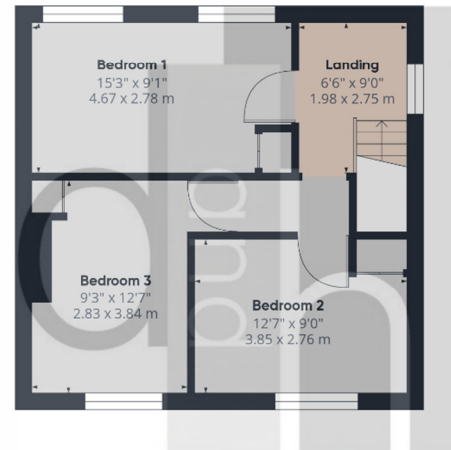
Not environmentally friendly - higher CO₂ emissions

Current	Potential
55	72

Floor Plan



Floor 0



Floor 1



Approximate total area⁽¹⁾

899.86 ft²
83.6 m²

Reduced headroom

12.16 ft²
1.13 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

COUNCIL TAX

The subjects are in Band B. 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 E (50)

GENERAL

Due to the presence of fibreboard ceiling linings interested parties should confirm if the property would be considered a suitable security with their lender and insurer prior to offering on the property.

SERVICES

Mains electricity, water and drainage.

FIXTURES AND FITTINGS

Floor and window coverings along with the electric cooker are included in the sale price.

PRICE

Offers over £170,000 are invited.

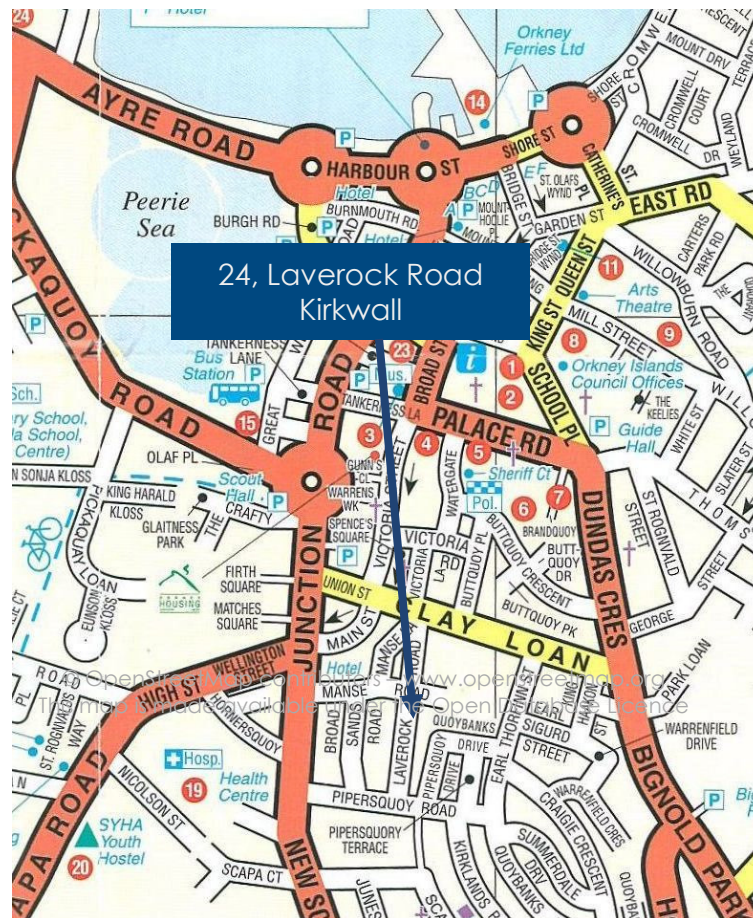
VIEWING

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 September 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.