



18 MCLEOD DRIVE, KIRKWALL, ORKNEY, KW15 1ZG
FOR SALE – Offers over £215,000



3



1



1



C

18 McLeod Drive, Kirkwall

- Desirable location
- Move in condition
- Air source heat pump
- uPVC double glazed windows and doors
- Attractive garden grounds
- Timber Shed
- Driveway parking

18 McLeod Drive is a well-presented, 3-bedroom, semi-detached property located in a convenient residential area on the outskirts of Kirkwall.

A move-in ready property that is both inviting and stylish. The attractive garden features mainly lawn and hedges, a patio area for entertaining, and a good-sized timber shed with a laundry area. The driveway provides ample parking.

Kirkwall, the capital of Orkney, is a lively town with various local shops and services. The property is conveniently located near the Pickaquoy Centre and is approximately half a mile from the harbour and the town centre.

This property is ideal for a variety of buyers, including families and those seeking an investment. We highly recommend viewing to appreciate the full potential of this desirable property.



Entrance Hallway

Coat hooks. Electrical board cupboard. Access to the living room and stairs.

Living Room

Spacious room with window to the front aspect. Access to entrance hallway and kitchen.

Kitchen

Window to rear aspect. Modern floor and wall-mounted units with a good run of worktop space. Composite sink with mixer tap and drainer. Integrated double oven. Induction hob with extractor above. Integrated dishwasher. Space for a dining table and chairs. Access to utility room and living room.

Utility Room

Floor and wall-mounted modern units. Integrated, full-height fridge freezer. Access to kitchen and W.C. Door to rear garden.

W.C

Privacy glazed window to side aspect. W.C. Wash basin. Heated towel rail. Extractor fan. Large under-stairs cupboard with shelving, offering excellent storage. Access to utility room.

Landing

Loft access.

Bedroom 1

Double bedroom. Window to front aspect. Built in wardrobes with sliding mirrored doors. Access to landing.

Bedroom 2

Double bedroom. Window to rear aspect. Built in wardrobes with sliding mirrored doors. Access to landing.



Bedroom 3

Window to front aspect. Single bedroom which is currently used as an office. Built in wardrobe with sliding mirrored doors. Shelving. Access to landing.

Family Bathroom

Privacy glazed window to the rear aspect. Wash hand basin. W.C. Bath with electric shower over and wet wall paneling surround. Extractor fan. Heated towel rail. Mirror cabinet. Access to landing.

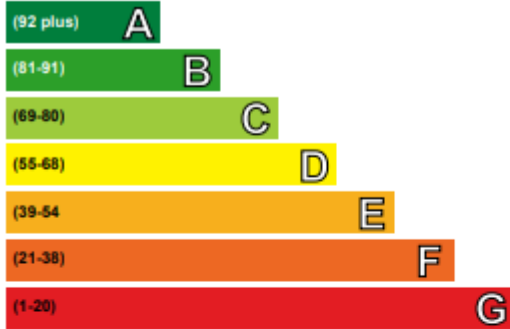
Outside

Slate, chipped yard with paving lies to front and a driveway to the side. Rear garden grounds are bounded by timber fence and are mainly laid to lawn with attractive hedges, and a paved patio area for entertaining. Detached timber shed with power and laundry area and additional storage.



EPC

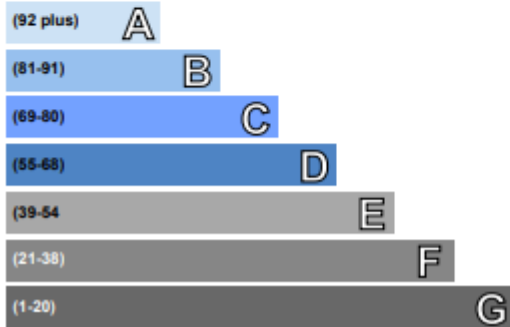
Very energy efficient - lower running costs



Current	Potential
81	95

Not energy efficient - higher running costs

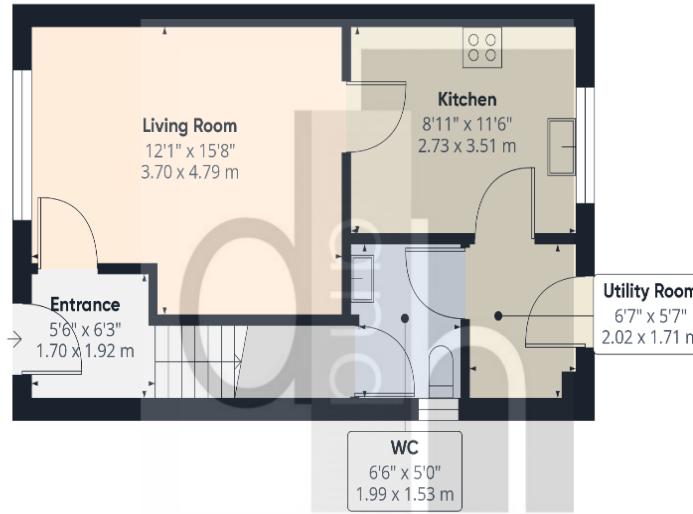
Very environmentally friendly - lower CO₂ emissions



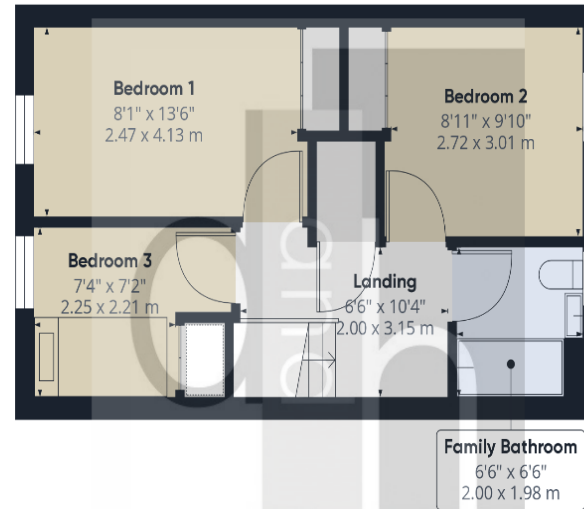
Current	Potential
79	94

Not environmentally friendly - higher CO₂ emissions

Floor Plan



Floor 0



Floor 1



Approximate total area⁽¹⁾

808.37 ft²
75.1 m²

(1) Excluding balconies and terraces

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.

COUNCIL TAX

The subjects are in Band C. 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 C(81)

SERVICES

Mains electricity and water with drainage.

FIXTURES AND FITTINGS

Floor and window coverings along with integrated white goods are included in the sale price.

PRICE

Offers over £175,000 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.**



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NOTES - These particulars have been prepared following inspection of the property in November 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.