



**7 Laing Street,
Kirkwall, KW15 1NW**

OFFERS OVER £110,000



7 Laing Street is a one bedroom flat with accommodation on two floors. The property is conveniently located in the town centre and may especially appeal to a first-time buyer.

The entrance level has a kitchen which opens into the living room. The stairs lead up from the living room to the upper level where there is a shower room and bedroom.

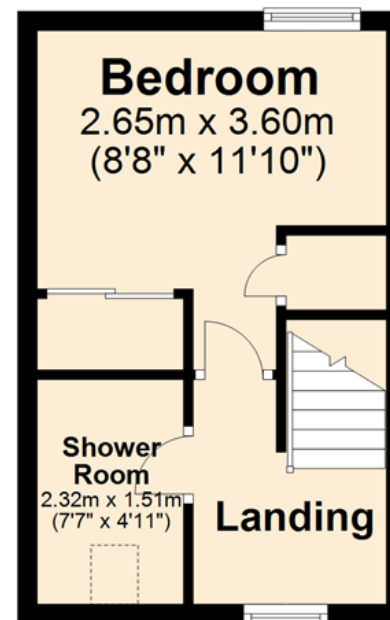
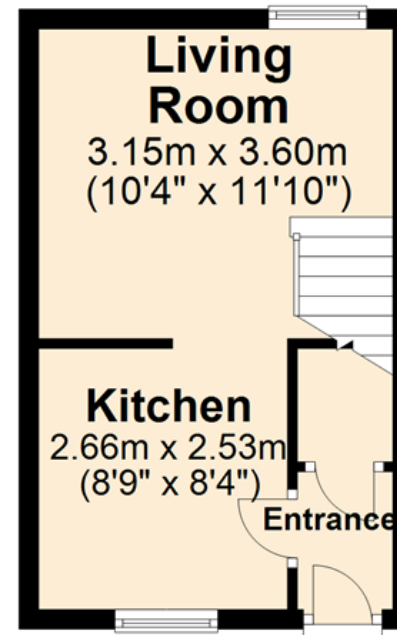
There is a communal garden which has a drying area and lawn.

- Wood framed double glazed windows.
- Electric heating.
- Living room with wall mounted electric focal point fire.
- Kitchen with integral hob, oven, cooker hood, plumbing for a washing machine and space for an upright fridge freezer.
- Shower room with electric shower.
- Built-in wardrobe with sliding mirror doors and panel heater in the bedroom.
- Communal garden with lawn and drying area.
- Within the Kirkwall Conservation Area.

LOCATION

7 Laing Street is situated in the town centre.







SERVICES – Mains services.

COUNCIL TAX BAND – Band A. 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 F.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings are included in the sale price.

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

PRICE – Offers Over £110,000

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

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

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EJT

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

1. 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.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.