



**19 St Catherine's Place,**  
Kirkwall, KW15 1HX

**OFFERS OVER £165,000**



19 St Catherine's Place is a well-presented 3 bedroom end-terraced dwellinghouse. The "B" listed property stands in good decorative order and the contents of the property are included in the sale price.

There is a spacious living room and the kitchen has a dining area. The ground floor also benefits from a w.c. off the entrance hall. The three bedrooms and bathroom are all on the first floor.

There is a communal garden with lawn and drying area, the property includes 2 garden store, both require attention.

- Located within Kirkwall Conservation area.
- Electric heating.
- Spacious living room.
- Dining area within kitchen.
- Utility room off the kitchen.
- Ground floor w.c.
- Bathroom with electric shower over bath.
- Panel heater in each bedroom.
- Communal garden with 2 garden stores requiring attention.

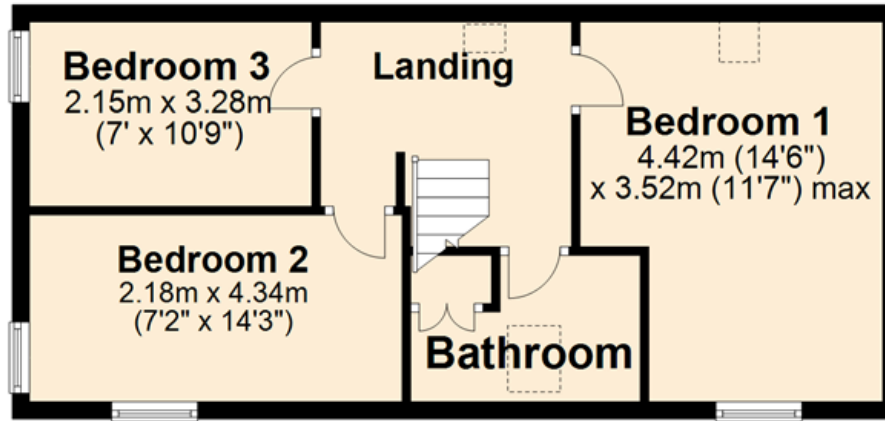
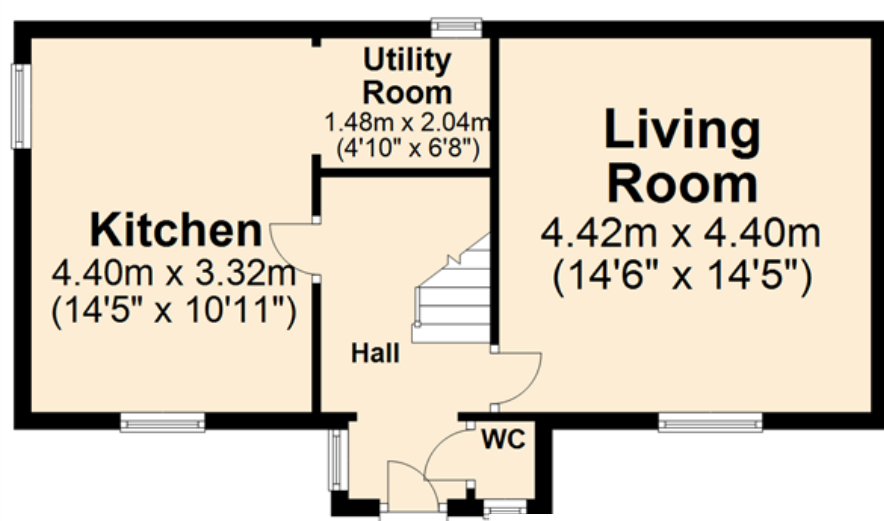
## LOCATION

19 St Catherine's Place is conveniently situated close to the town centre.

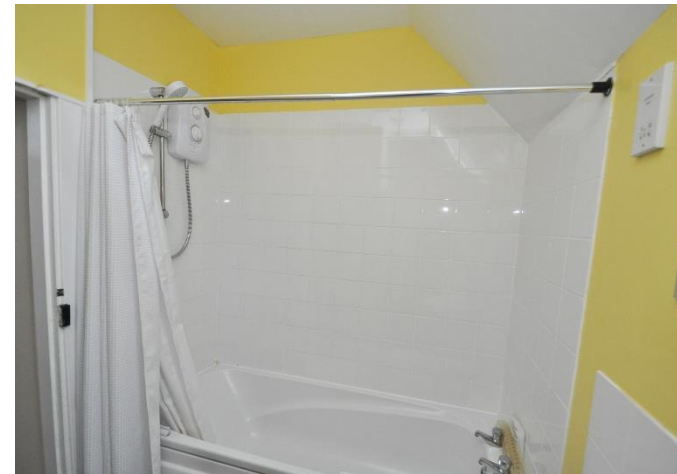




# Ground Floor



# First Floor



# 19 St Catherines's Place



**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Presently not banded as it has been self-catering accommodation. The Council Tax Band will be assessed by the Orkney and Shetland Joint Board when the property is sold.

**ENERGY PERFORMANCE RATING** – Band F.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – The contents of the house are included in the sale price.

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

**PRICE** – Offers Over £165,000.

**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  
W: [www.lowsorkney.co.uk](http://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.