



**10 Thoms Street,  
Kirkwall, KW15 1PF**

**OFFERS OVER £185,000**



10 Thoms Street is a 3 bedroom semi-detached bungalow. The attractive property has a driveway at the side leading to a garage and well-maintained garden.

There is oil-fired central heating and uPVC framed double glazed windows together with an electric focal point fire in the living room.

The kitchen has fitted cupboards with integral appliances and a clothes pulley. There is a wet room style floor in the shower room and each bedroom has a radiator.

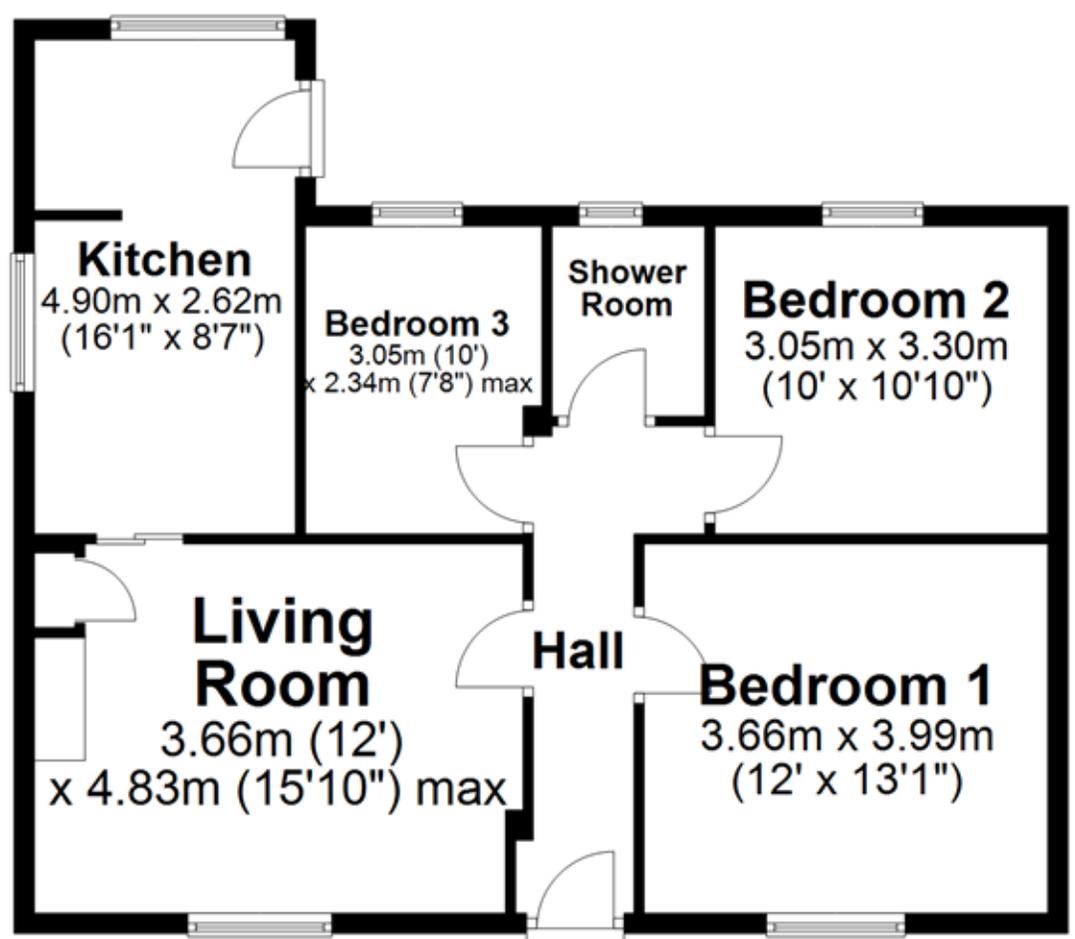
The garden includes the large garage, which has a work bench; a greenhouse, potting shed and store together with vegetable plot, lawn and drying area.

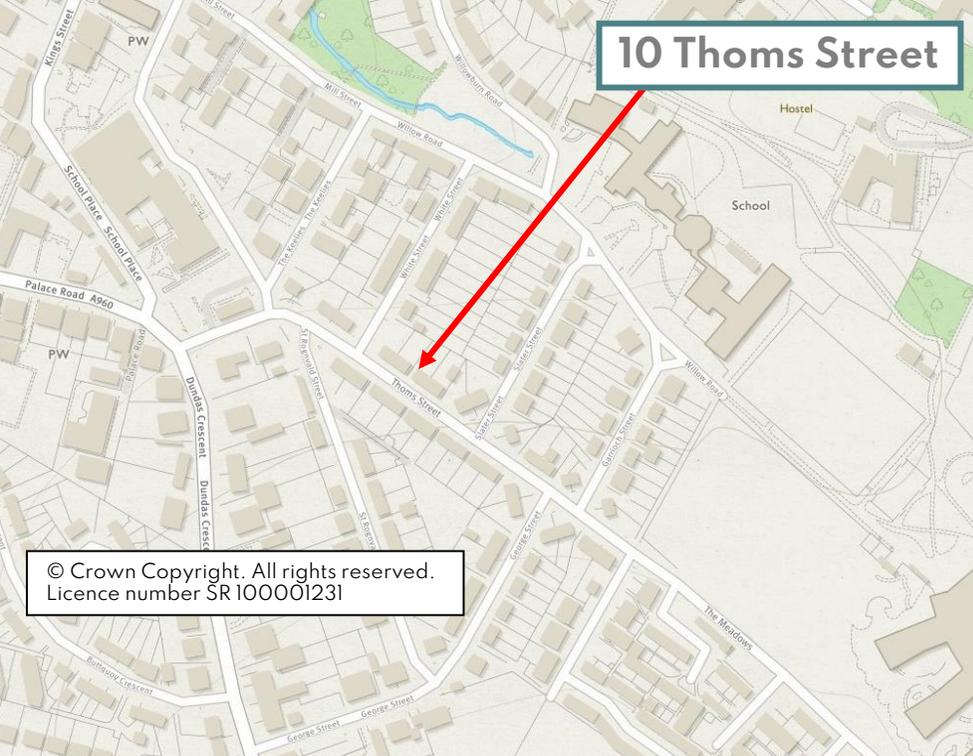
- Oil central heating.
- uPVC framed double glazed windows.
- Electric focal point fire, with fan heater, in the living room.
- Kitchen fitted units have an integral hob, cooker hood, oven and plumbing for a washing machine together with space for a fridge/freezer.
- Shower room with wet room style floor.
- Radiator in each bedroom.
- Drop down ladder for access to partially floored attic.
- Garage, greenhouse, potting shed and store.

## LOCATION

10 Thoms Street is conveniently situated close to the town centre and schools.







10 Thoms Street

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**SERVICES** – Mains services.

**COUNCIL TAX BAND** – Band C. 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 D.

**ENTRY** – By arrangement.

**FIXTURES & FITTINGS** – The floor coverings and blinds are included in the sale price.

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

**PRICE** – Offers Over £185,000.

**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



**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.