



The Sycamores, 54a Albert Street, Kirkwall, KW15 1HQ

Offers Over £280,000



3



1



2





54a The Sycamores

Kirkwall, KW15 1HQ

- Tenure: Freehold
- Large garden
- For more information contact K Allan Properties
- WhatsApp/virtual viewings available
- Detached 3 bedroom property
- Rare find property
- Town centre location

K Allan Properties are delighted to bring this beautifully hidden property to the market. The Sycamores is a spacious 3 bedroom property, which is positioned in the centre of Kirkwall. The property is accessible from Albert Street and benefits from a garage and off-road parking for a small vehicle. There are two ways to reach the property. One access is up the lane next to the linen cupboard and the other is from King Street. The property is a very short walk from the Balfour Hospital, local schools, and all of Kirkwall's amenities.

The Sycamores comprises of 3 generous sized bedrooms, a spacious open plan kitchen, dining and family area, living room, sunroom, bathroom, utility room and several large storage cupboards. The partially boarded loft is accessed from the main hallway.

A large private garden with a view of the Cathedral is positioned to the side of the bungalow. There is also a courtyard area to the rear with a garden shed.

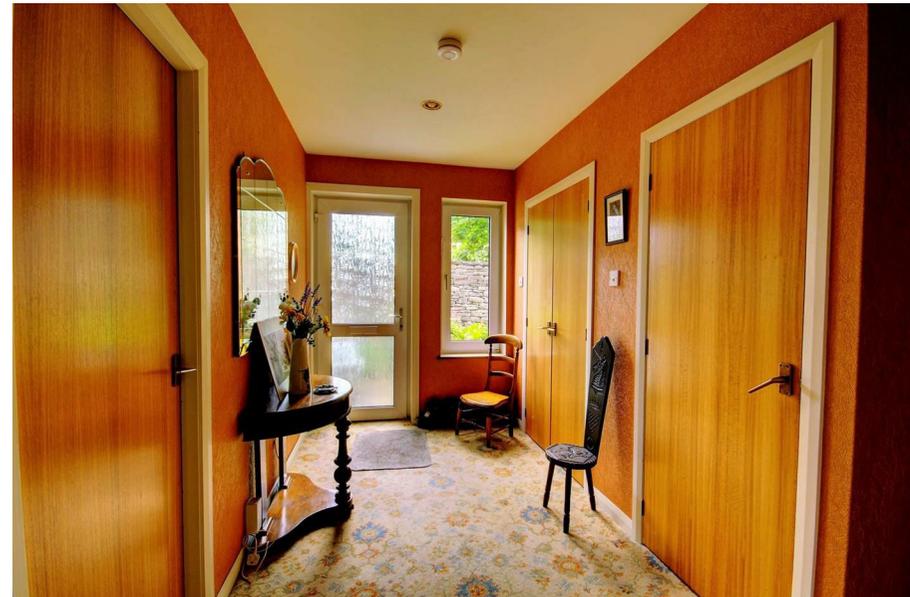
Viewing is highly recommended to appreciate the uniqueness of this property.

The property may benefit from some upgrading and refurbishment.



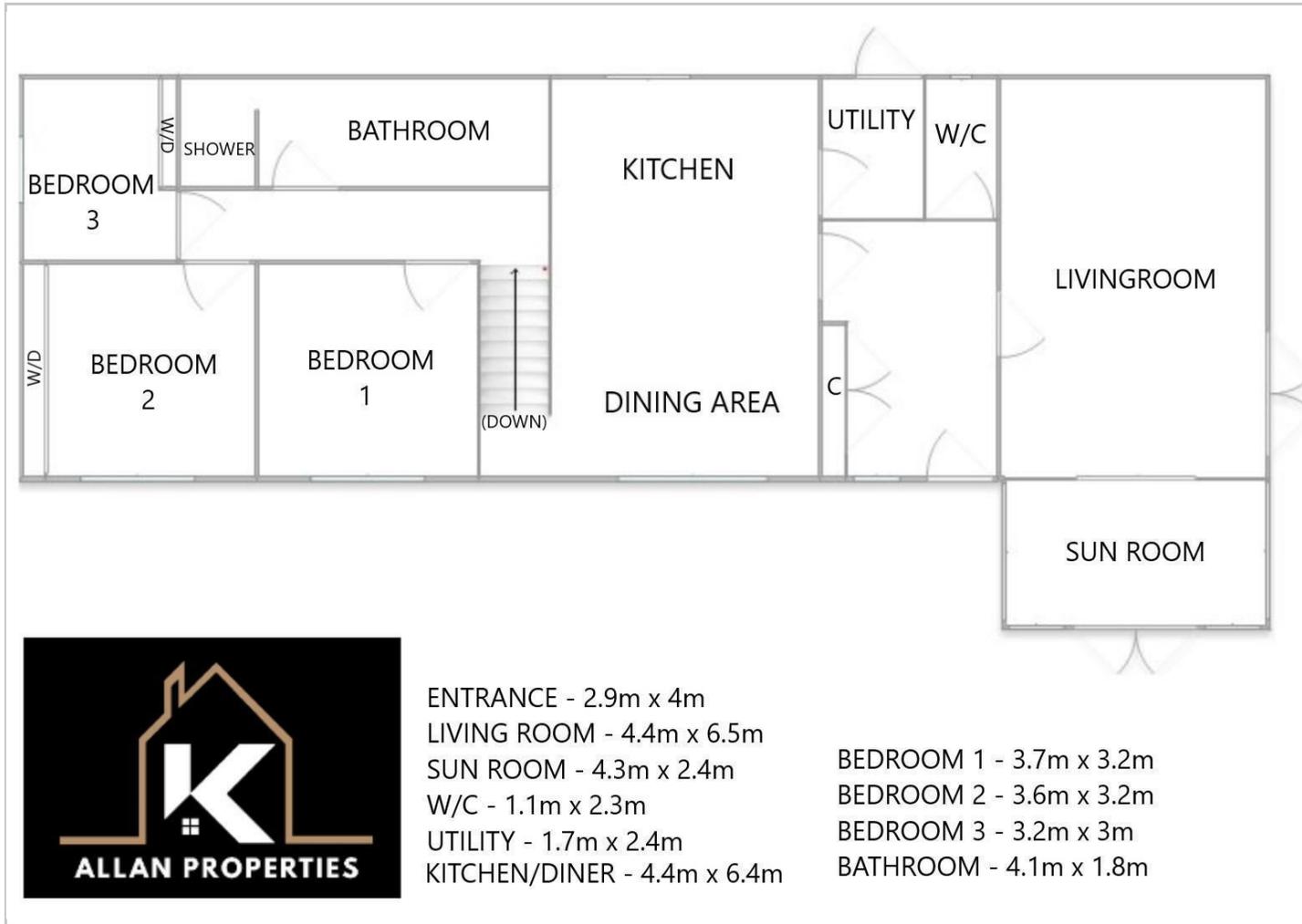


Directions





Floor Plans



Viewing

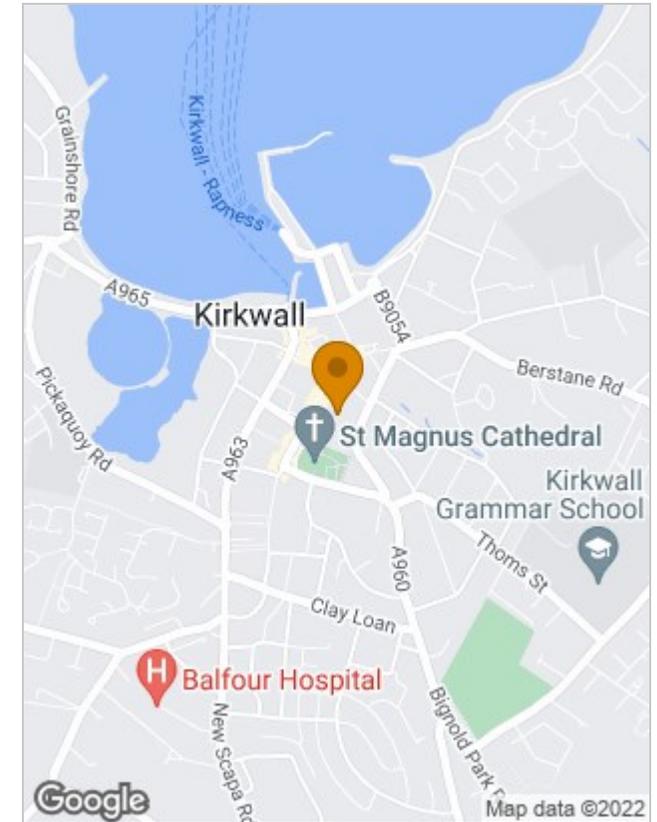
Please contact our K Allan Properties Office on 01856 876377 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Watergate, Kirkwall, Orkney, KW15 1PD

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	