



## Avalon Guest House,, Carness Road, Kirkwall, Orkney, KW15 1UE

**Fixed Asking Price £620,000**

Avalon Guest house is a beautifully presented 8 bedroom custom built guest house, positioned on the outskirts of Kirkwall and benefiting from a spectacular sea view.

The immaculate 4 star guest house is positioned a short walk from the City of Kirkwall (approx. 2 miles) where all of Orkney's main local amenities can be found.

Avalon Guest House is a modern custom-built property with 5 guest bedrooms positioned on the ground floor with a spacious 3 bedroom owners accommodation on the first floor level. Offering a stylish décor throughout and brought to the market with the guest accommodation fully furnished as a turnkey business with high end oak furniture throughout.

## SERVICES

Water - Mains

Drainage - Private septic tank

Telephone - Connections

Heating - Oil

## COUNCIL TAX - BAND E

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email  
info@kallanproperties.co.uk

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON  
OUR WEBSITE

## DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

# Floor Plan

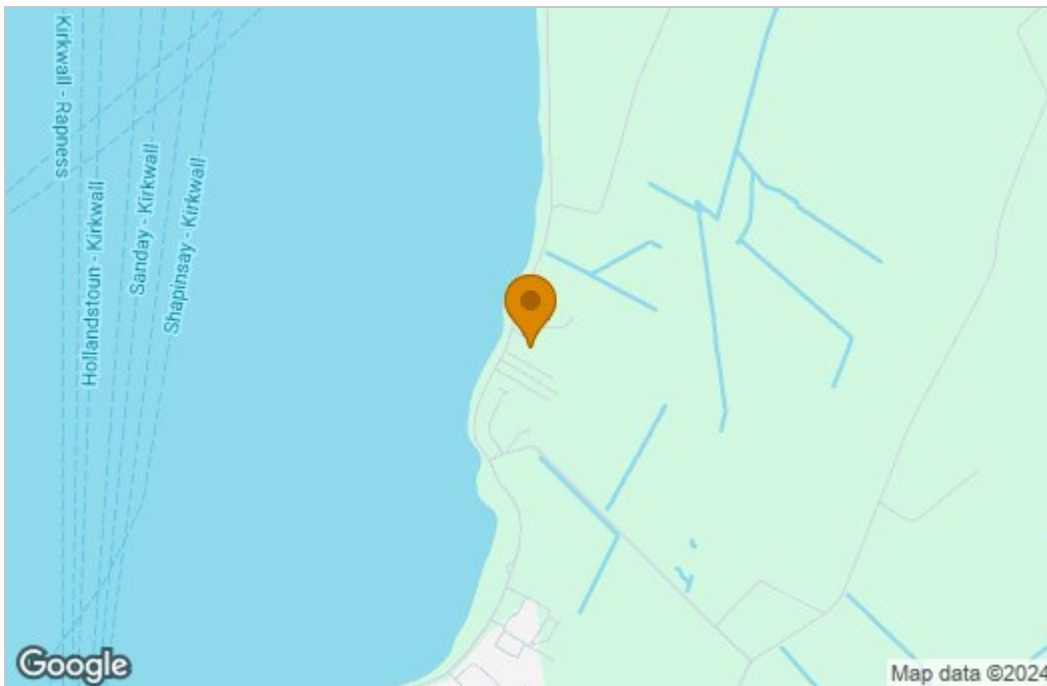


Ground floor




First floor

# Area Map



# Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD

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