

14 Franklin Road, Stromness



OFFERS OVER £95,000

Home Report available by email on request

J.E.P. Robertson & Son



Sittingroom: 12'8" x 11'11"

2 windows north and east facing; multi-fuel stove on tiled hearth with wooden mantelpiece; original cornice and skirting boards; air source unit; 2DPP; telephone point; mains fitted smoke and heat alarms; fitted carpet.



Kitchen: 11'8" x 9'7"

1 window south facing with roller blind; modern fully fitted kitchen with gloss white wall and base units; Zanussi electric oven, 4 ring induction hob and cooker hood; Hotpoint integral washing dishwasher and washing machine; stainless steel sink with single drainer; 6DPP; 1SPP; mains fitted smoke alarm; vinyl flooring.

Hallway: 17'05" x 3'10"

Air source heating unit; mains fitted smoke alarm; vinyl flooring.

Bedroom 1: 11'11" x 9'2"

Window north facing with vertical blinds; cast iron open fireplace with wooden mantelpiece; 2DPP; electric panel heater; fitted carpet



Bedroom 2: 10'7" x 9'2"

Window south facing with vertical blinds; fitted wardrobe and storage with louvre doors; 1DPP; electric panel heater; fitted carpet.



Shower room: 5'9" x 3'9"

Opaque window south facing; white wc and whb; inset tiled shower cubicle with Triton electric shower; vinyl flooring.



OUTSIDE

Flagstone path and steps to front door; path and bin store at rear; steps to gravel communal drying area and wash house. Public car park lies very close by.



Bright, ground floor 2 bedroom flat in a convenient, central location. Recently renovated, the accommodation has high ceilings and many original features comprising sitting room with multi-fuel stove, modern fully fitted kitchen with integrated appliances, shower room and 2 bedrooms.

Outside there is a communal drying area and stone built wash house. Public car park close lies very close by. Recently installed Panasonic air-source heating system. Hardwood sash and case windows with secondary glazing. Would suit first time buyer or buy to let. Home Report available by email on request. EPC Band D (56).

Listed “C” by Historic Environment Scotland and lies within Stromness Conservation Area.

Price:	Offers over £95,000 are invited
Contents:	All floor coverings, blinds, light fittings and integral kitchen appliances (including the washing machine) are included in the price. Other contents (including the fridge freezer) may be available to purchase by separate negotiation.
Viewing:	For appointment to view please contact the selling agents
Entry:	Immediate
Services:	Mains electricity, water, telephone, drainage
Energy Performance Rating:	The property has an energy efficient rating of Band D (56).
Council Tax:	The subjects are Band A. The Council Tax Band may be re-assessed by the Orkney and Shetland Valuation Joint Board when the property is sold. This may result in the band being altered
Offers:	Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a Scottish solicitor will be advised of any closing date

While the above particulars are believed to be correct, they are not warranted and may not be used in any missive or conveyance of the subjects.