

3 Aglath, Stenness, KW16 3HA



OFFERS OVER £295,000

Home Report available by email on request

J.E.P. Robertson & Son

Exceptionally well presented 3 bedroom property in prime, elevated position with integrated garage and workshop, enjoying outstanding views over Hoy, Pentland Firth, Stromness and towards Brig o' Waithe.

The accommodation comprises office; sittingroom with large south-west facing window overlooking Hoy, Pentland Firth and Stromness; open plan dining/living area, also with large windows, with unrestricted views; fully fitted Nobilia kitchen; utility room; master bedroom with dressing room and en-suite; second bedroom with en-suite shower room; family shower room and third bedroom. The integrated garage is also accessed from the driveway by electric up and over door and contains WC. The sizeable workshop has tremendous potential for development into additional accommodation.

This recently completed property is modern, spacious and provides a very high standard of accommodation. Bespoke lighting throughout designed by Colin Begley.

Outside, the front lawn is enclosed by stone dyke and the rear courtyard is planted with mature shrubs for shelter containing 2 garden sheds and BBQ hut/summer house

Air to water under floor heating system and hardwood double glazed windows throughout. EPC Band D (66).

Viewing is highly recommended.





Entrance porch: 7'8" x 4'11"

Hardwood exterior door with opaque glass panel; 2 large walk-in shelved storage cupboards; storage cupboard above; 1DPP; laminate flooring.

Office: 11'7" x 7'8"

Window south east facing; window south west facing; fitted wall lights; telephone point; 5DPP; laminate flooring.

Sittingroom: 18'7" x 16'4"

Large window south facing with extensive views towards Stromness, Hoy and the Pentland Firth; window south facing; window north west facing; fitted wall lights; 2 x TV aerials; telephone point; 5DPP; 1SPP; laminate flooring.



Kitchen: 17'1" x 10'9"

2 windows east facing onto rear garden; fully fitted Nobilia kitchen; gas/electric Rangemaster; Rangemaster extractor fan; integrated fridge, freezer and dishwasher; tiled splashback; fitted wall lights; 5DPP; tiled floor.

Dining area: 17'2" x 16'7"

Large window west facing with extensive views towards Stromness, Hoy and Pentland Firth; patio doors to garden west facing; fitted wall lights; electric fire; TV aerial; telephone point; 3DPP; tiled floor; open plan to kitchen.



Bedroom 1: 12'10" x 12'9"

Large window west facing with extensive views towards Stromness, Hoy and Pentland Firth; window south facing; fitted wall lights; TV aerial; 5DPP; large walk in dressing room with skylight window; fitted carpet.

En-suite: 8'11" x 5'10"

Opaque window north facing; wc, whb; large shower cubicle with power shower; vinyl flooring and splashback.



Bedroom 3: 7'11" x 6'9"

Window north east facing; fitted wardrobe with sliding door; fitted wall lights; 2DPP; fitted carpet.



Bedroom 2: 10'4" x 9'1"

Window east facing; fitted wardrobe with sliding doors; TV aerial; 1DPP; fitted carpet.

En-suite: 8'11" x 5'10"

Opaque window north facing; wc, whb; large shower cubicle with power shower; vinyl flooring and splashback.

Family shower room: 8'5" x 6'7"

White WC and whb; large shower cubicle containing power shower; heated towel rail; vinyl flooring; light tunnel skylight.

Utility room: 17' x 8'

Skylight window north west facing; plumbed for washing machine and tumble drier; large airing cupboard with shelves, housing hot water tank and central heating boiler; stainless steel sink; tiled floor.

Garage: 20'1" x 18'11"

Electric up and over door from driveway, provides additional parking for 1 vehicle; skylight windows north facing; 5DPP

WC (in garage): 6' x 5'

Opaque window north facing; wc and whb; tiled floor.



Workshop: 35'2" x 18'6"

Large integrated workspace with high ceiling; skylight windows; 3 windows north facing; 1 window south facing; double access door from driveway; 8DPP; tremendous potential for development into additional accommodation or self contained annex.





OUTSIDE

Gravel driveway with parking and turning space; large garden lawn to front enclosed by stone dyke; sheltered courtyard garden at rear with paved path, mature plants and shrubs and raised bed planters.

Shed 1: 9' x 8'

Wooden shed with concrete floor

Shed 2: 9' x 6'

Wooden shed; 2SPP.

BBQ hut/summer house: 9' x 9'

Wooden summer house with electric light and 2DPP; drainage installed for sink; outdoor decking.



Price:	Offers over £295,000 are invited
Contents:	All floor coverings and light fittings are included in the sale price. Grass cutting equipment in shed may be purchased by separate negotiation.
Viewing:	For appointment to view please contact the selling agents
Entry:	By arrangement
Council Tax:	The subjects are Band E. 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
Services:	Mains electricity, water, telephone; drainage to shared septic tank
Energy Performance Rating:	The property has an energy efficient rating of Band D (66)
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.