

45 Dundas Street, Stromness



OFFERS OVER £170,000

Home Report available by email on request

J.E.P. Robertson & Son



GROUND FLOOR

Entrance hallway: 17'5" x 5'9"

Under stair cupboard; electricity meter; radiator; 1SPP; fitted carpet.

Sittingroom: 13'6" x 13'6"

2 windows east facing; shelved alcoves; fitted wall lights; heating thermostat; gas fire; 2DPP; 2 TV aerials; carpet over wooden floor boards.

Shower room: 6' x 5'1"

Opaque window east facing; wc; whb; large shower cubicle containing electric shower; vinyl flooring.

Dining kitchen: 17'4" x 11'

Large window south facing onto patio; door to patio and garden; fitted wall and base kitchen units; breakfast bar; electric cooker; alcove for fridge/freezer; plumbing for dishwasher; telephone point; radiator; 5DPP; vinyl flooring.

Bedroom 1: 12'7" x 8'9"

Window west facing; TV aerial; radiator; 2DPP; fitted carpet.

Stairs with decorative wrought iron balustrade and handrail; half landing with large window overlooking garden.

FIRST FLOOR

Landing: 9'10" x 2'4"
Radiator; 1SPP; fitted carpet.

Bedroom 2: 13'9" x 11'4"
Window east facing; window west facing over garden; fitted wardrobe; fitted wall lights; 2DPP; fitted carpet.

Shower room 2: 7'8" x 4'10"
Opaque window east facing; wc; whb; shower cubicle containing electric shower; vinyl flooring.

Bedroom 3: 12'10" x 7'2"
Window east facing; radiator; 1SPP; fitted carpet.

Bedroom 4: 12'8" x 6'6"
Window west facing over garden; radiator; 1DPP; 1SPP; fitted carpet.





OUTSIDE

Flagstone patio area off kitchen; steps to walled garden, laid to lawn with mature trees and shrubs.



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Substantial, 4 bedroom townhouse in heart of Stromness with mature walled garden.
The accommodation comprises, on the ground floor:- entrance hallway; sittingroom; open plan dining kitchen; shower room and bedroom. Upstairs are the further 3 bedrooms and a second shower room.

The kitchen leads out to a flagstone patio area and steps to walled garden, laid to lawn with mature trees and shrubs. Within easy walking distance of the town centre and all local amenities, including the primary and secondary schools. Various works recently undertaken including installation of new windows and increased insulation – comprehensive list available on request.

EPC Band G (14). Home Report available by email on request.

The property is shown coloured red on the plan annexed with a right of access over the garden path coloured blue.

Price:	Offers over £170,000 are invited
Viewing:	For appointment to view please contact the selling agents
Entry:	By arrangement
Services:	Mains electricity, water, telephone, drainage
Energy Performance Rating:	The property has an energy efficient rating of Band G (14)
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.

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