

45 John Street, Stromness



OFFERS OVER £205,000

Home Report available by email on request

J.E.P. Robertson & Son

5 bedroomed, family sized townhouse in the heart of Stromness with large adjoining garden.

Accommodation over 3 storeys comprises kitchen/diner, utility room and scullery, living room, 2 en-suite double bedrooms, family bathroom, 2 further double bedrooms and single bedroom.

The property enjoys views over the harbour and lies within easy walking distance of all town amenities including both schools. On street parking available immediately adjacent. Oil fired central heating. EPC Band F (27).

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



Ground Floor

Entrance hall: 6' x 5'10"
Sittingroom: 15'5" x 13'9"
Kitchen: 10'6" x 15'3"
Scullery: 12'2" x 6'
Utility: 13'8" x 10'3"

First Floor

Landing: 9'5" x 8'2"
Bathroom: 8'3" x 7'4"
Bedroom 1: 15'8" x 11'10"
en-suite
Bedroom 2: 15'8" x 10'4"
en-suite

Second Floor

Landing: 10'10" x 4'7"
Bedroom 3: 16' x 11'10"
Bedroom 4: 9'10" x 14'
Bedroom 5: 8' x 9'2"







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Price:	Offers over £205,000 are invited
Contents:	All floor coverings and light fittings are included in the sale.
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 F (27).
Council Tax:	The subjects are Band D. 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 should not be used in any missive or conveyance of the subjects

Viewing arrangements are in place to follow government guidelines during the COVID-19 pandemic. These are specified in our COVID-19 Property Viewing Policy document which will be supplied on request to view and must be adhered to.