

5 Whitehouse Lane, Stromness



OFFERS OVER £120,000

Home Report available by email on request

J.E.P. Robertson & Son

Semi-detached 2 bedroom townhouse in quiet yet central location with shared shed and garden lying close by off Hellihole Road.

The compact accommodation over 2 storeys is bright and airy and comprises entrance vestibule, open plan kitchen/dining and living room area, 2 bedrooms and shower room. A hatch in the entrance vestibule floor provides access to a storage cellar.

The main bedroom velux and kitchen windows look east over the harbour to Orphir and all the front-facing windows enjoy the afternoon and evening sun.

In cul-de-sac with on-street parking within 20m.

Within easy walking distance of all town amenities.



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Entrance vestibule:

Hardwood modern outer door from Whitehouse Lane; half glass inner door; cupboard housing electricity meter; vinyl flooring with hatch below leading to storage cellar with east-facing window.

Kitchen/dining area:

11' x 7' (at widest)

Window east facing; window west facing; fitted wall and base kitchen units; 2 alcoves; stainless steel sink with single drainer; plumbed for washing machine; electric cooker switch; vinyl flooring; 3DPP.

Living area: 11' x 8' (at widest)

Window westfacing; shelved alcove; telephone point; 3DPP; wooden staircase to first floor; fitted carpets.

Stair:

With window east facing; leading to first floor landing.





Bedroom 1: 11' x 6'11"
Coombed ceiling; window west facing with unrestricted view up the hill; velux east facing with views over the harbour, towards Orphir and down Scapa Flow; hatch to attic; 2DPP; fitted carpet.



Bedroom 2: 9' x 8' (at widest)
Window west facing; fitted wardrobe with sliding door; cupboard housing hot water tank; long alcove with fitted shelving; hatch to attic; 2DPP.

Shower room: 5' x 5' (at widest)
Velux window west facing; white wc and whb; shower cubicle containing electric shower.

Outside:

Shed and garden lying close by off Hellihole Road are shared with the neighbouring property.

Shed part stone-walled with flag stone floor. Access to the garden is through the shed.

The garden is sheltered and secluded, laid to lawn with mature shrubs and a small flag stone area.



The property lies within the Stromness Conservation Area.

Price:	Offers over £120,000
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 G (15)
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 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 Viewing Policy document which will be supplied on request to view and must be adhered to