

6 Graham Place, Stromness



REDUCED PRICE £280,000

Home Report available by email on request

6 Graham Place is an attractive four bedroomed property on the sought-after Stromness waterfront with rarely available private parking adjoining.

Recently and extensively renovated, the property stands in exceptional order throughout, with the light and spacious accommodation over three floors comprising kitchen diner with electric 4 oven Aga, livingroom with multi-fuel stove, ground floor WC, three double bedrooms, study/fourth bedroom and bathroom.

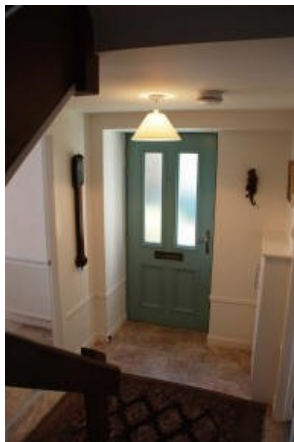
Centrally located and within easy walking distance of all town amenities, the property lies in a sheltered spot off the main street.

The east facing windows afford superb views over Stromness harbour, towards the Holms and Scapa Flow.

Outside, the flagstone courtyard provides private off-street parking and turning space.

Double glazed hardwood sash and case windows and electric central heating throughout. EPC Band E (50).

Viewing highly recommended to fully appreciate the high standard of this property.



GROUND FLOOR

Vestibule: 11'1" x 5'8"

Hardwood exterior door with opaque glass panels; cupboard housing electricity meter; under stair storage cupboard; radiator; vinyl flooring.

Kitchen: 13'11" x 12'2"

Window east facing with views over pier and harbour; window south facing; fitted wall and base kitchen units; beech worktops; fully reconditioned 4 oven electric Aga; Belfast style sink; cupboard housing boiler; radiator; 2 TV aerials; 4DPP;



vinyl flooring.



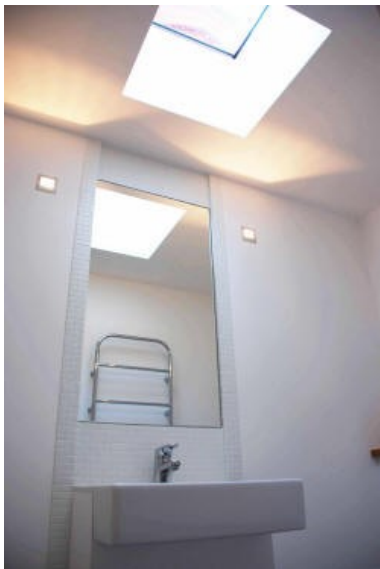
GROUND FLOOR

WC: 7'7" x 4'

Skylight window; white wc and whb in fitted vanity unit; large fitted mirror; mosaic tile splashback; electric towel rail; vinyl flooring.

Livingroom: 13'6" x 12'7"

2 windows west facing; window south facing; multi-fuel stove with stone surround and hearth; shelved alcove; radiator; 4DPP; fitted carpet.



STAIRS

Carpeted stairs with wooden handrail and half landing to first floor.

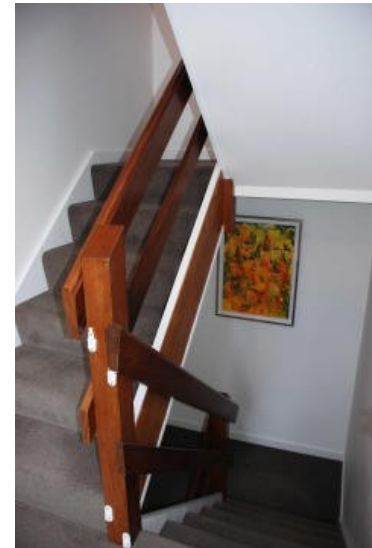
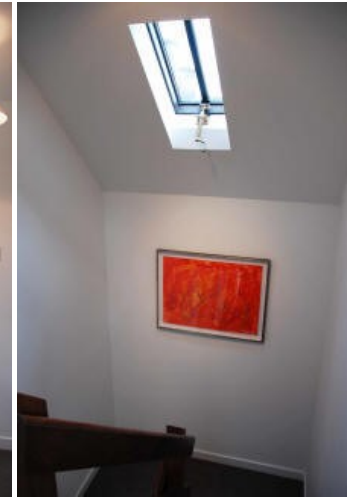
FIRST FLOOR

Landing: 12'1" x 6' (at widest)

Window south facing; radiator; fitted carpet.

Bedroom 1: 13'4" x 12'7"

Windows west and south facing; TV aerial; 4DPP; fitted carpet.



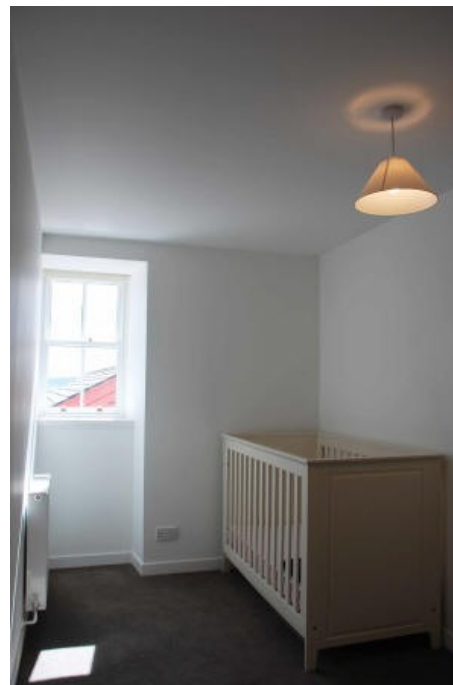
FIRST FLOOR

Bathroom: 7'6" x 5'11"

Window east facing with view of harbour; window south facing; white wc, whb and bath; power shower over bath; mosaic tile splashback; heated towel rail; fitted carpet.

Bedroom 2: 14' x 9' (at widest)

Window east facing; radiator; 2DPP; fitted carpet.





STAIRS

Carpeted stairs with half landing, wooden handrail and skylight window to second floor

SECOND FLOOR

Landing: 5'8" x 5'7"

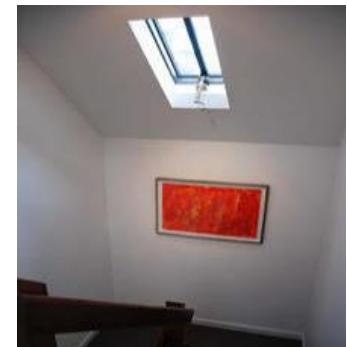
Skylight window with brass handle; 1DPP; fitted carpet.

Bedroom 3: 13'10" x 12'3"

Window east facing with views over the harbour; skylight window with brass handle south facing; fitted wardrobes; TV aerial; radiator; 3DPP; fitted carpet.

Bedroom 4: 12'8" x 11'11"

Window west facing; skylight window with brass handle south facing; fitted wardrobe; radiator; TV aerial; 4DPP; fitted carpet.





OUTSIDE

Flagstone courtyard off Graham Place providing private off street car parking and turning space.

A flagstone path leads from the courtyard to the front of the property, which is well presented with a variety of plants and shrubs.



The property lies within the Stromness Conservation Area

Price: Reduced Price £280,000

Contents: All floor coverings, blinds, light fittings and the Aga stove are included in the sale price.

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 E (50)

Council Tax: The subjects are Band C. 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

J.E.P. Robertson & Son

Solicitors and Estate Agents

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