

6 Ness Road, Stromness



OIRO £150,000

Listed "B" by Historic Environment Scotland and lies within Stromness Conservation Area

J.E.P. Robertson & Son

6 Ness Road is the north house on the seaward of the terrace known locally as “The Double Houses”, built around 1817 for Christian Robertson, which forms an iconic landmark in Stromness.

There are superb unrestricted views from every window.

The property requires complete renovation and presently contains:- kitchen, livingroom, 2 bedrooms, bathroom and large floored attic.

Many traditional features have been retained such as wood beam ceilings and large stone fireplaces. There is also a cellar under the kitchen floor.

The pier is shared between the 6 houses. A small area of ground lies directly across the close and an large shed is situated apart on the other side of Ness Road.

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Vestibule: 7'7" x 3'11"
Electricity meter

Hallway leading to livingroom
and kitchen

Kitchen: 13'07" x 11'1"
Window north facing towards
Stromness; opaque window north
facing; double stainless steel sink;
old stove in large stone fireplace;
2DPP; 2SPP; telephone point;
hatch to cellar under floor.



Livingroom: 13'04" x 12'04"
Window north facing towards
Stromness; window east facing
over harbour towards Stromness
Holms; large open stone
fireplace; wood beam ceiling;
5DPP; telephone point.



Wooden staircase to first floor

First Floor

Landing (L-Shaped):

5'07" x 2'11" x 16'06"

Wooden floor boards; window east facing over harbour towards Stromness Holms.

Bedroom 1: 13'09" x 10'09"

Window north facing towards Stromness with wooden shutters; 2 shelved alcoves; hot water tank; 1DPP; wooden floor boards.

Bathroom: 8'1" x 6'2" (at widest)

Window north facing towards Stromness; wc, whb; bath with electric shower above.

Bedroom 2: 10'10" x 7'09"

Window north facing towards Stromness; (boarded) fireplace with wooden mantel piece and stone hearth; wood beam ceiling.

Wooden staircase to attic

Attic: 28'06" x 14'07"

Floored, open attic space; stone walls; 6 skylight windows; water tank; small stone fireplace; coombed ceiling.





OUTSIDE

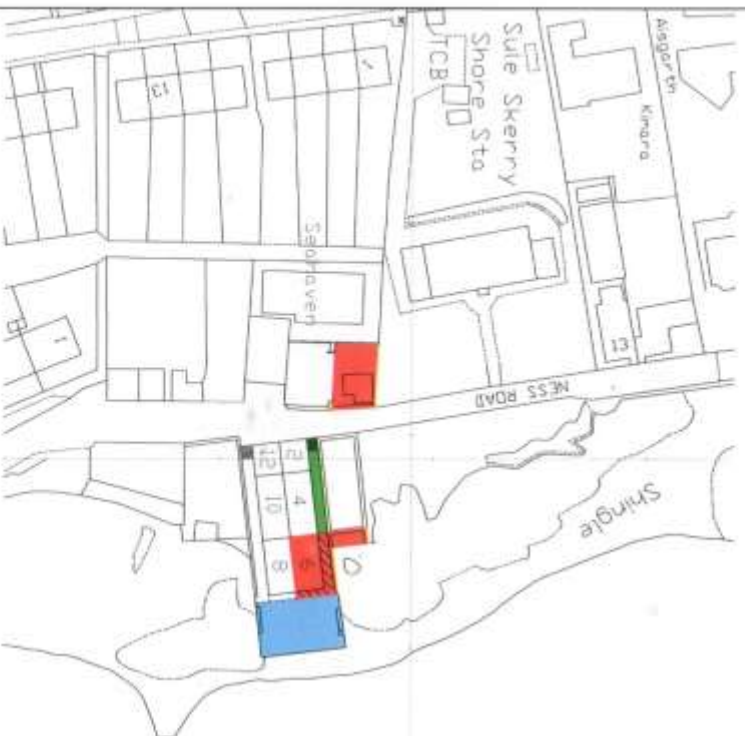
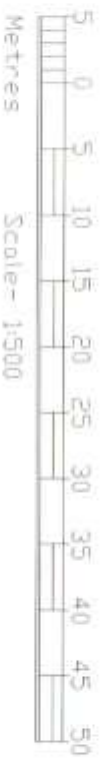
Shared flagstone pier; small area of ground bounded by the sea; garden ground and shed lying adjacent all shown on the plan annexed.



- Subjects:** 6 Ness Road comprises the areas coloured red on the plan annexed subject to a right of access over that part of the close coloured red and hatched. The property also benefits from a right of access over the remainder of the close coloured green and a 1/6th share of the pier coloured blue.
- Price:** Offers in the region of £150,000 are invited
- Viewing:** For appointment to view please contact the selling agents
- Entry:** By arrangement
- Council Tax:** The subjects are listed as below Tolerable Standard by Orkney Islands Council. The Council Tax Band will be re-assessed by the Orkney and Shetland Valuation Joint Board.
- 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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Title Deed Plan of 6 Ness Road, Stromness.

OS Licence No- ES100003740

Drawn by- S J Omond,
 Chartered Surveyors,
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 Kirkwall.