

76 Grieveship West, Stromness



OFFERS IN THE REGION OF £130,000

Home Report available by email on request

J.E.P. Robertson & Son



GROUND FLOOR

Entrance lobby:

Cupboard housing electricity meter; telephone point; 1DPP; 1SPP; storage heater; vinyl flooring.

WC:

Opaque window south-west facing; white WC and whb; storage heater; vinyl flooring.

Kitchen diner:

2 windows north east facing; fitted wall and base kitchen units; stainless steel sink with single drainer; cooker point; 3DPP; 1SPP; storage heater; vinyl flooring; large walk in shelved airing cupboard housing hot water tank.

Rear entrance:

Glass panel door from garden; large under stair storage cupboard.



Bedroom 1:

Window north east facing over garden; double fitted wardrobe with shelf and hanging rail; 2SPP; storage heater; fitted carpet.



Carpeted stairs with wooden handrail to first floor landing

FIRST FLOOR

Landing:

Window north east facing; 1SPP; fitted carpet.

Sittingroom:

2 windows south west facing; electric fireplace; TV aerial; 2DPP; 1SPP; storage heater; fitted carpet.





Bedroom 2:

Window south west facing; fitted cupboard with shelf and hanging rail; 2SPP; panel heater; fitted carpet.



Bedroom 3:

Window south west facing; fitted wardrobe with shelf and hanging rail; 2SPP; storage heater; fitted carpet.



Shower room:

Opaque window north east facing; white WC and whb; shower cubicle containing electric Mira shower; heated towel rail; vinyl flooring.

OUTSIDE

Garden laid to lawn; on street parking available at front and rear.



3 bedroomed, family sized end terrace house with garden in quiet residential area of Stromness. The accommodation is in good order and over two storeys comprises kitchen diner with large walk-in airing cupboard, 3 bedrooms each with fitted wardrobes, downstairs WC, sittingroom and shower room. Ample storage space. The property lies in a quiet residential area on the edge of town, enjoying views over town towards Garson and Orphir, yet remains within easy walking distance of all amenities. On street parking available at front and rear of property. uPVC windows throughout. Viewing recommended.

Price:	Offers in the region of £130,000 are invited
Viewing:	For appointment to view please contact the selling agents
Contents:	All floor coverings, light fittings and blinds are included in the sale price. All other moveable contents available to purchase by separate negotiation.
Entry:	Immediate
Council Tax:	The subjects are Band B. 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
Services:	Mains electricity, water, drainage, telephone;
Energy Performance Rating:	The property has an energy efficient rating of Band D (57).
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.