

Belize Cottage, Netherton Road, Stromness



OFFERS OVER £60,000

Home Report available by email on request

J.E.P. Robertson & Son



Entrance vestibule: 6'01" x 2'09"
Window south east facing; storage cupboard; vinyl flooring.

Open plan kitchen/livingroom: 13'04" x 12'04"
Window north west facing; window north east facing; fitted base kitchen units; stainless steel sink with single drainer; cooker switch; multi-fuel stove with stone hearth and surround; shelved alcove; shelved cupboard housing hot water tank; telephone point; TV aerial; Air Source heating unit; fitted carpet.

Shower room: 6'02" x 5'04"
Opaque window north west facing; wc; whb in vanity unit; shower cubicle containing electric shower; heated towel rail; vinyl flooring.

Bedroom: 9'09" x 9'06"
Window north west facing; fitted wardrobes with shelves and hanging rail; TV aerial; panel heater; fitted carpet.

Semi-detached 1 bedroom property in a quiet location yet within easy walking distance of the town and all local amenities. Accommodation comprises:- entrance vestibule, open plan kitchen livingroom with multi-fuel stove, bedroom and shower room. Outside, there is ample parking and turning space and a small, easily maintained garden. The property requires upgrading which is reflected in the price.
Fantastic opportunity for first time buyer or buy to let.

Price:	Offers over £60,000 are invited
Viewing:	For appointment to view please contact the selling agents
Entry:	By arrangement
Services:	Mains electricity, water, telephone; drainage to septic tank
Energy Performance Rating:	The property has an energy efficient rating of Band E (53)
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 may not be used in any missive or conveyance of the subjects.

J.E.P. Robertson & Son