

Rosslyn, 1 Franklin Road, Stromness



OFFERS OVER £310,000

Home Report available by email on request

J.E.P. Robertson & Son

Impressive Victorian villa in the heart of Stromness with mature garden, garage and ample off street parking.

The accommodation has been modernised to a high standard while retaining many original features. The ground floor comprises open plan kitchen dining area, utility room, pantry, bathroom, large hallway, sittingroom with open fire, second reception room and office – the sittingroom and reception room each have large bay windows overlooking the garden. The grand staircase has decorative wrought iron balustrades and a stained-glass window. On the second floor are the 4 bedrooms, the master of which has an en-suite shower room and dressing room. The east facing bedrooms enjoy views over the harbour and Stromness Holms.

Outside, the flagstone patio area is well presented and sheltered; the mature garden contains many trees and shrubs and a raised vegetable patch. A newly built tarmac car park off Back Road provides parking for at least 2 cars, in addition to the garage which lies separately.

Within minutes walking distance from the town centre and all local amenities including both the Primary and Secondary schools. Oil fired central heating throughout. EPC Band E (40). Viewing highly recommended.





GROUND FLOOR

Entrance vestibule: 5'05" x 4'10"

Flagstone steps and path leading from gate off Franklin Road; solid wood front door; coat hooks; karndeian flooring.

Hallway: 12'10" x 11'06"

Under stair cupboard; heating thermostat; 2DPP; telephone point; radiator; deep skirting boards; karndeian flooring with bespoke compass feature.



Sittingroom: 23' x 14'10"

Window south facing; bay window east facing over garden; open fire with wooden mantel, tiled surround and hearth; fitted wall lights; ceiling cornice; deep skirting boards; picture rail; 4DPP; radiator; karndeian flooring.

Office: 11'10" x 6'01"

Window north facing; fitted wall shelves; shelved alcove; 2DPP.



J.E.P. Robertson & Son

GROUND FLOOR

Reception room: 16'03" x 13'09"

Bay window east facing over garden; electric fire; ceiling cornice; deep skirting boards; clothes pulley; shelved storage cupboard; 3DPP; radiator; karndeian flooring.

Kitchen: 19'03" x 15'04"

Open plan kitchen with dining and living area; windows on north overlooking patio; fitted base kitchen units; kitchen island; Belfast sink; "Stanley" oil fired stove; open beam pot rack in velux window; tiled splashback; deep skirting boards; spot lighting; hatch to attic; 5DPP; Chinese slate flooring.

Utility room: 14'09" x 3'03"

Window north facing; fitted base kitchen units; fitted wall shelves; plumbed for washing machine; 2DPP; Chinese slate flooring.

Pantry: 8'01" x 3'09"

Floor to ceiling fitted shelves; 2DPP; vinyl flooring.





J.E.P. Robertson & Son

GROUND FLOOR

Bathroom: 10'10" x 5'10"

Opaque window north west facing; large bath; wc and whb in vanity unit with shelves below; walk in shower containing mains shower; heated towel rail; vinyl flooring.

Stairs:

Grand stairway from hallway to first floor; decorative wrought iron balustrades; wooden handrail; half landing; large stained glass window; fitted carpet.

FIRST FLOOR

Landing: 19'11" x 9'06"

Large landing to bedrooms; fitted carpet.

Bedroom 2: 13'10" x 8'07"

Large window east facing; ceiling cornice; deep skirting boards; 2DPP; radiator; fitted carpet.



FIRST FLOOR

Bedroom 3: 13'10" x 8'09" (at widest)

Window west facing; ceiling cornice; deep skirting boards; TV aerial; 2DPP; radiator; fitted carpet.



Bedroom 4: 11'06" x 6'02"

Window east facing; ceiling cornice; deep skirting boards; 2DPP; radiator; fitted carpet.

Master bedroom: 13'09" x 12'11"

Large window east facing; ceiling cornice; deep skirting boards; TV aerial; 3DPP; radiator; fitted carpet.



En-suite: 7'10" x 4'08" (at widest)

White wc and whb in fitted vanity unit; large tiled shower cubicle containing power shower.

Dressing room:

Ample storage space; fitted shelves; hanging rail; shelved alcove.



OUTSIDE

Garage: 15'8" x 9'6"

Access from Back Road with parking for 1 car on front; wooden up and over door; opaque window north facing; fitted shelves; 1DPP; door to patio; planning permission for erection of greenhouse on east elevation.

Coal/bike store:

Small store off Back Road

Car park:

Newly built tarmac car park off Back Road with space for at least 2 cars; wrought iron balustrades; steps to garden leading to front door.

Patio:

Sheltered and secluded flagstone patio area off kitchen; raised flower and vegetable beds; beautiful cherry blossom tree.

Flagstone path surrounding house; garden areas laid to lawn with mature trees and shrubs; gate from Franklin Road; flagstone steps to front door.



J.E.P. Robertson & Son

The property is category “C” listed by Historic Environment Scotland

Price:	Offers over £310,000 are invited
Contents:	All floor coverings, curtains, light fittings, kitchen units, dishwasher and “Stanley” stove are included in the sale price. Some other contents may be available to purchase by separate negotiation.
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 (40).
Council Tax:	The subjects are Band E. 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.