

Sorpool, Innertown, Stromness,



FIXED PRICE £285,000
£10,000 BELOW VALUATION

Home Report available by email on request

J.E.P. Robertson & Son

Substantial 5 bedroom family-sized property with large garden and garage, in an excellent location within easy walking distance of the town.

Accommodation on the ground floor comprises 4 bedrooms, spacious shower room, wc, study/living room, utility room, lounge, large sunroom and open plan dining kitchen; the kitchen and sunroom benefit from under-floor heating and there is a multi-fuel stove in the lounge. The master bedroom with views of Ness and Scapa Flow and family bathroom are situated on the first floor along with large partially floored walk in storage space.

The site extends in all to 0.6 acres or thereby and is laid to lawn with many mature trees and shrubs which provide shelter and privacy. There is a tarmac driveway with ample parking and turning space, in addition to the adjoining garage which has an electric up and over door. The garage has been utilised by the current owners as a pottery studio and the equipment therein is available to purchase by separate negotiation.

UPVC double glazed windows and external doors and oil fired central heating throughout. EPC Band D (68).





GROUND FLOOR

Entrance & hallway (L-shaped): 22'03" x 5'10" x 10'9" x 3'6"

UPVC external door from driveway and window north east facing; large storage cupboard with coat hooks; radiator; 2SPP; heating thermostat; shelved cupboard; hardwood floor at entrance, fitted carpet in hallway.

WC: 6'5" x 3'5"

Opaque window south east facing; wc, whb; cork tile floor.

Bedroom 1: 10'10" x 9'

Large window south east facing; fitted wardrobe with shelves; 2SPP; telephone point; radiator; fitted carpet.

Bedroom 2: 10'9" x 9'6"

Window south east facing; fitted wardrobe with shelves; 2SPP; radiator; fitted carpet.

Bedroom 3: 11'5" x 9'5"

Window north west facing onto garden; shelved alcove; 2SPP; TV aerial; radiator; laminate flooring.

GROUND FLOOR

Shower room: 11'01" x 5'10"

Opaque window north west facing; wc, whb; large walk in shower cubicle containing double-head power shower; heated towel rail; laminate flooring.



Bedroom 4: 11'1" x 8'8"

Window north west facing onto garden; shelved alcove; 2DPP; 1SPP; TV aerial; radiator; fitted carpet.



Study/living room: 18'10" x 9'2"

Large window north west facing overlooking garden; 2 shelved cupboards; shelved alcove; 3DPP; 1SPP; TV aerial; telephone point; radiator; fitted carpet.



Utility room: 7'9" x 6'

Door to garden; fitted base kitchen units and worktop; fitted shelving; plumbed for washing machine and tumble drier; slate tile floor.



GROUND FLOOR

Dining kitchen (L-shaped): 21'3" x 165" x 9'8"

Open plan area with large windows south east facing onto garden; window north west facing overlooking rear garden; fitted wall and base kitchen units; electric range cooker with 5 ring gas hob; plumbed for dishwasher; 8DPP; 1SPP; wood beam ceiling; door to patio; slate tile floor with under floor heating.

Lounge: 15'9" x 14'8"

Sliding doors from dining area; multi-fuel stone on stone hearth; fitted wall lights; telephone point; TV aerial; 3DPP; fitted carpet; steps down into sunroom.

Sunroom: 21'7" x 19'8" x 14'8"

Windows south east facing over garden towards Ness; fitted wall lights; TV aerial; telephone point; 4DPP; oak floor with under floor heating; door to patio.

Open slat hard-wood stairs with handrail

FIRST FLOOR

Landing: 14'7" x 6'9"

2 Velux windows north east facing; radiator; 2DPP; wooden floor; door to attic.

Bathroom: 9'4" x 7'9"

Velux window south facing; large bath with slate tile surround and alcoves; large spacious corner shower cubicle with power shower; wc; whb; fitted mirror; heated towel rail; storage alcove; slate tile floor.

Master bedroom: 13'8" x 10'9"

Velux window north facing; large window south east facing with views towards Ness and Hoy hills; Velux window south facing; TV aerial; 5DPP; pine floor.

Storage space: 46' x 14'6"

Large partially floored attic storage space into eaves with lights and power points; hot water tank.





OUTSIDE

Garage: 21'3" x 15'10"

“Herman” electric up and over door; window north west facing; window north east facing; central heating boiler; spot lights; work bench; concrete floor.

Wooden shed:

Small shed in rear garden providing further storage space - all ceramic plant pots therein are included in the sale.

Tarmac driveway providing ample parking and turning space.

Garden laid to lawn at front and rear bordered by mature trees and shrubs; flagstone patio area off kitchen and sunroom.



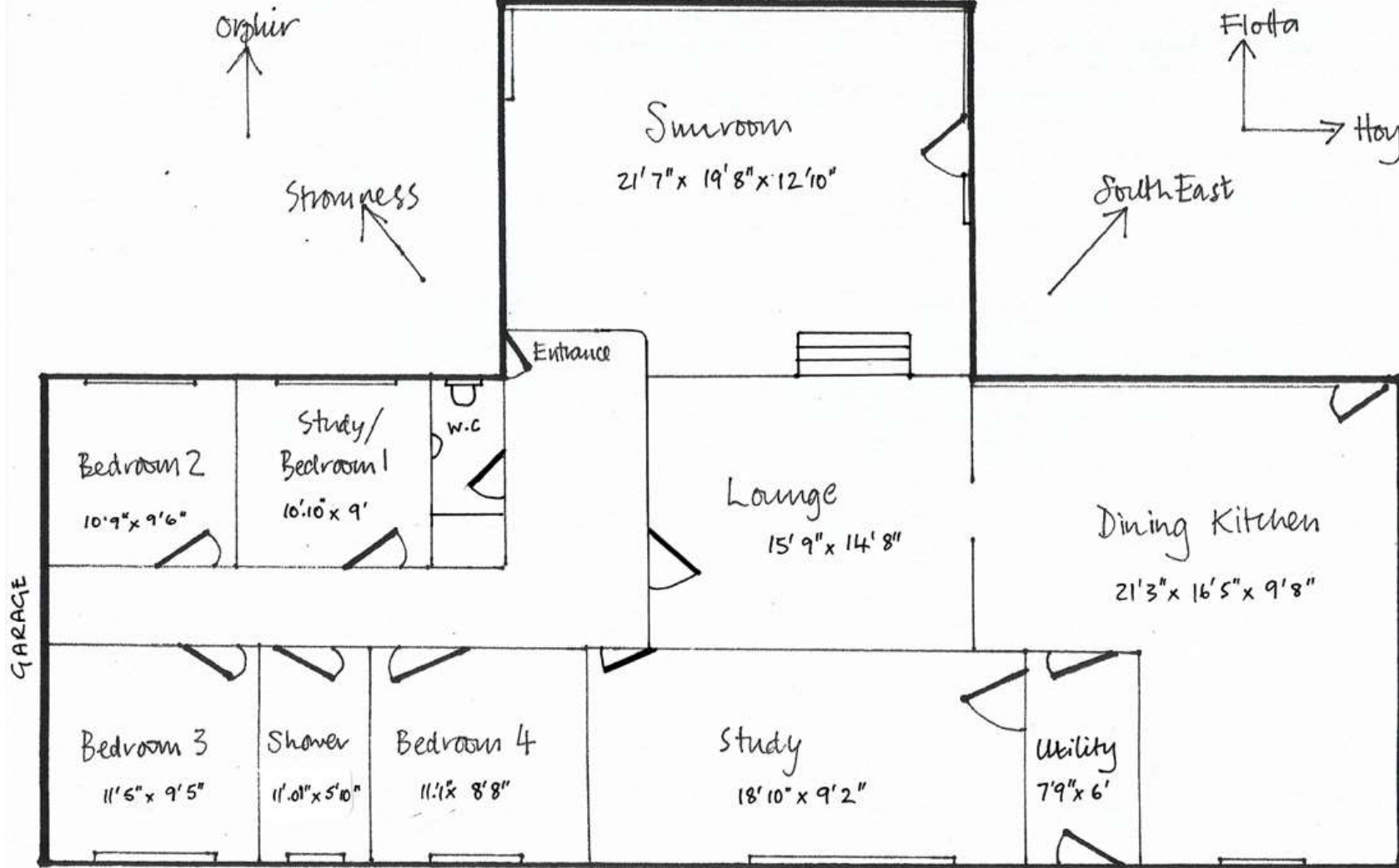
Price:	Fixed Price £285,000 - £10,000 below valuation
Contents:	All floor coverings, light fittings, curtain and blinds are included in the sale together with the electric cooker, gas hob and American style fridge-freezer in the kitchen and all ceramic plant pots in the wooden garden shed.
Viewing:	For appointment to view please contact the selling agents
Entry:	By arrangement
Services:	Mains electricity, water, telephone; drainage to private septic tank
Energy Performance Rating:	The property has an energy efficient rating of Band D (68).
Council Tax:	The subjects are Band F. 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

For further information and photos please, visit the sellers' website - <https://www.elainehendersonatscapastudios.com/>

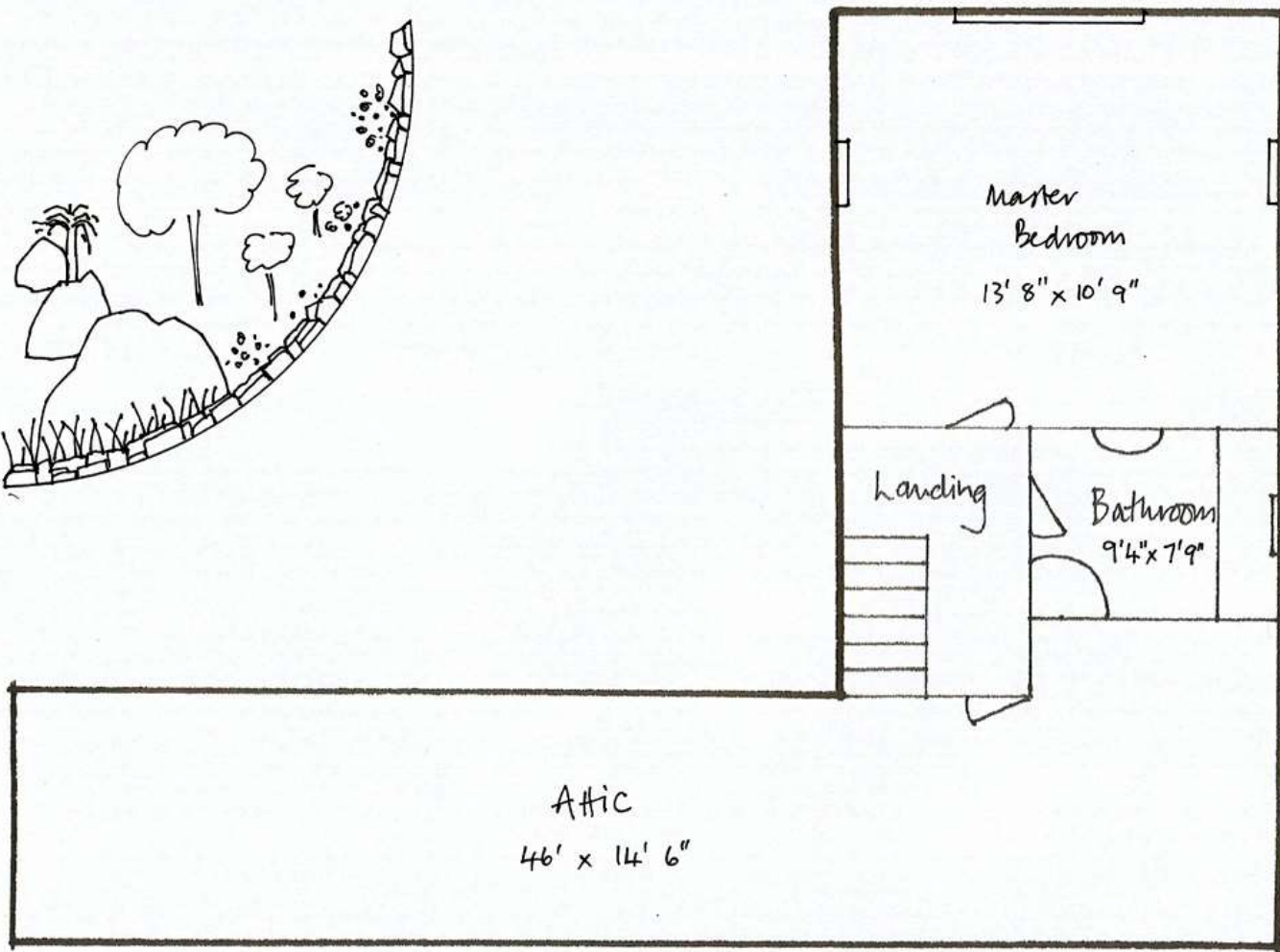
While the above particulars are believed to be correct, they are not warranted and may not be used in any missive or conveyance of the subject

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SORPOOL FLOOR PLAN



GROUND FLOOR: - Scale and measurements approximate.
Hand drawn. EH 2018



FIRST FLOOR

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