

**Wardhill Cottage,**  
**2 Wardhill Road, Stromness**



**OFFERS OVER £145,000**

**Home Report available by email on request**

*J.E.P. Robertson & Son*

**Hallway: 32' x 3'6"**

2 windows; radiator; 1DPP; fitted carpet.

**Sittingroom: 13'9" x 10'11"**

TV aerial; telephone point; radiator; 3DPP; fitted carpet; double glass panel doors to sun porch.

**Sun porch: 7'11" x 6'2"**

Large window south facing; radiator; 1DPP; fitted carpet.

**Kitchen: 15'5" x 11'5"**

2 windows; fitted wall and base units; telephone point; stainless steel sink with double drainer; electric cooker and 4 ring electric hob; extractor fan; radiator; 5DPP; fitted carpet.





**Utility room: 11'10" x 5'4"**

Window; hot water tank; central heating boiler; sink; fitted shelving; 2DPP; fitted carpet.

**Bathroom: 13'8" x 4'09"**

Opaque window; white wc, whb and bath; radiator.

**Bedroom 1: 13'2" x 10'9"**

Window; TV aerial; telephone point; 3DPP; radiator; fitted carpet; sliding door to en-suite.



**En-suite: 7'9" x 3'10"**

Opaque window; white wc and whb; shower cubicle containing electric shower; fitted carpet.

**Bedroom 2: 13'8" x 8'11"**

Window; TV aerial; telephone point; radiator; 3DPP; fitted carpet.

**OUTSIDE**

Shed: 11'4" x 8'

Block built shed to rear with lights and power points.

Gravel driveway with ample parking and turning at rear; garden laid to lawn.



Detached 2 bedroom bungalow with garden and parking, in quiet rural location with views over the Stromness Loons.

The recently upgraded accommodation comprises entrance hallway, open plan dining kitchen, sittingroom with sun porch, utility room and 2 double bedrooms, the master of which has an en-suite shower room.

Outside, there is a block built shed providing outdoor storage space, a gravel driveway which provides ample parking and turning space and the garden area is laid to lawn.

The property is ideally located to enjoy the peaceful the countryside yet remains within close distance of the town and all local amenities, including the swimming pool and primary school.

UPVC double glazed windows and oil fired central heating throughout.

Viewing highly recommended.

<b>Price:</b>	Offers over £145,000 are invited
<b>Viewing:</b>	For appointment to view please contact the selling agents
<b>Entry:</b>	By arrangement
<b>Services:</b>	Mains electricity, water, telephone; drainage to septic tank
<b>Energy Performance Rating:</b>	The property has an energy efficient rating of Band D (65)
<b>Council Tax:</b>	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
<b>Offers:</b>	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*