

10 Ness Road, Stromness



OFFERS OVER £220,000

Home Report available by email on request

J.E.P. Robertson & Son

10 Ness Road is a substantial 4 bedroom terraced property on the Stromness waterfront, part of the iconic Double Houses.

The accommodation over 3 storeys comprises:- kitchen diner; shower room; sittingroom; 2 large bedrooms each with en-suite shower rooms, 2 spacious attic bedrooms and WC.

The adjoining well maintained garden overlooks the waterfront and belongs exclusively to Number 10. The pier is shared equally between the 6 properties. Across the road is a recently built garage with electric up and over door and providing parking for at least 1 vehicle; in front is private off street parking for an additional 2 vehicles and behind is another garden.

The property is ideally set up for a family home and/or Bed & Breakfast business and enjoys stunning, unrestricted views over the harbour, Stromness Holms and towards Ness.

Within easy walking distance of the town and all local amenities. Listed "B" by Historic Environment Scotland and lies within the Stromness Conservation Area.

EPC Band C (75). Oil fired central heating throughout. Viewing is highly recommended.





GROUND FLOOR

Entrance vestibule:

2DPP; radiator; tiled floor.

Dining kitchen: 13'1" x 8'9"

Window south facing over garden; fitted wall and base kitchen units; electric cooker and hob; extractor fan; 1 ½ stainless steel sink with single drainer; integrated dishwasher; tiled splashback; fitted half-moon dining table; radiator; 4DPP; 2SPP; telephone point; alcove with 3DPP, plumbed for washing machine; tiled floor.

Rear lobby: 5'10" x 3'

Door leading from kitchen; small window south facing; cupboard housing hot water tank; cupboard housing boiler; heating thermostat; tiled floor.

Shower room: 7'2" x 5'2"

White wc and whb; large shower cubicle containing electric shower; heated towel rail; large fitted wall mirror; tiled floor.

GROUND FLOOR

Sittingroom: 17'6" x 13'8"

Bright rom with double window south facing over garden with views towards Ness; electric fire; 2 alcoves; radiator; telephone point; TV aerial; 7DPP; fitted carpet.

Carpeted stairs with wooden bannister and handrail and half landing to first floor.

FIRST FLOOR

Landing:

Window south facing with view sea views; fitted carpet.

Bedroom 1: 16'4" x 13'7"

Window south facing with sea views; alcove; radiator; TV aerial; 5DPP; fitted carpet.

En-suite: 7'1" x 6'5"

White wc and whb; single shower cubicle containing electric shower; fitted wall mirror with light; extractor fan; radiator; vinyl flooring.



FIRST FLOOR

Bedroom 2: 14'5" x 13'8"

Window south facing with sea views; shelved alcove with cupboard below; TV aerial; 5DPP; fitted carpet.



En-suite: 6'10" x 6'5"

White wc and whb; single shower cubicle containing electric shower; fitted wall mirror with light; extractor fan; radiator; vinyl flooring.

Carpetted stairs with wooden bannister and handrail and half landing to second floor.

SECOND FLOOR

Bedroom 3: 16'2 x 12'7"

Skylight windows south and north facing; large cupboard with skylight window and light; hatch to attic; TV aerial; 3DPP; spot lights; fitted carpet.



Bedroom 4: 17'8" x 10'9"

Skylight windows south and north facing; radiator; TV aerial; 4DPP; fitted carpet.

WC: 5'8" x 2'11"

White wc and whb; extractor fan; fitted wall mirror with light; vinyl flooring.

OUTSIDE

The waterfront, walled garden laid to lawn belongs exclusively to 10 Ness Road; well maintained with mature trees and shrubs; flag pole; wooden garden shed with lights; lean-to off shed housing oil tank.

Garage: 24'11 x 15'10"

On the west of Ness Road, recently built with electric up and over door providing parking for at least 1 vehicle; tarmac drive at front provides parking for additional 2 vehicles; area of garden behind garage.

Pier:

One-sixth share of substantial, flagstoned pier with unrestricted views over Stromness waterfront, towards Stromness Holms, Orphir and Ness.



Price:	Offers over £220,000 are invited
Contents:	Floor coverings, light fittings, curtains and blinds are included in the sale price.
Viewing:	For appointment to view please contact the selling agents
Entry:	By arrangement
Council Tax:	The subjects are Band C. 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, telephone
Energy Performance Rating:	The property has an energy efficient rating of Band C (75)
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.