

# 10 Springfield Crescent, Stromness



## **OFFERS OVER £120,000**

**Home Report available by email on request**

Spacious 2 bedroomed semi-detached house in the heart of Stromness with integral garage, off street parking and secluded mature garden. The accommodation over two storeys comprises entrance hallway, sittingroom, kitchen, bathroom, 2 double bedrooms, shower room and utility/garden room. The upstairs master bedroom enjoys views over Stromness harbour and the Holms. Outside, the garden is laid to lawn with trees and shrubs, a paved patio and wooden summer house/shed. The driveway provides private off-street parking with ample additional on street parking adjacent. This quiet residential area lies just minutes walking distance of the town centre and all local amenities. Internal redecoration is required which is reflected in the price. EPC Band E (47).





## **GROUND FLOOR**

### **Entrance hallway: 8' x 4'**

Cupboard housing electricity meter; telephone point; 2DPP; storage heater; fitted carpet.

### **Bathroom: 6'6" x 4'8"**

Opaque window north facing; wc, whb and bath; storage heater; vinyl flooring.



### **Sittingroom: 13'10" x 12'6"**

Windows south and west facing; 2 ceiling roses; shelved storage cupboard; TV aerial; 4DPP; storage heater; electric fire; fitted carpet.

### **Kitchen: 13'10" x 7'4" (at widest)**

Window north facing onto garden; fitted wall and base units; stainless sink with single drainer; cooker point; under stair storage area; 5DPP; storage heater; vinyl flooring.

## GROUND FLOOR

*Door from kitchen to rear hall*

Rear hall (L-shaped):

11'5" x 3'4" x 8'6"

Door to garden; shelved storage cupboard; fitted carpet.

Shower room: 6'5" x 5'

Opaque window east facing; wc, whb and shower cubicle housing electric shower; overhead "Dimplex" heater; fitted carpet.

Store with door leading to integral garage.

Utility/garden room: 11'3" x 10'

Fitted wall and base kitchen units; plumbed for washing machine and tumble drier; 2DPP; large window north facing onto garden; glazed double doors leading into garden; concrete floor.





**Stairway:**

Carpeted stairs from entrance hall with half landing and window to first floor

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

Window south facing with views over harbour and Holms; telephone point; TV aerial; 2DPP; panel heater; fitted carpet.



**Bedroom 2: 11'1" x 10'**

Window north facing; fitted wardrobe; 2DPP; panel heater; fitted carpet.

**Ladder to attic room with large Velux window; power points; fitted carpet.**

## **OUTSIDE**

### **Garage: 18' x 12' (at widest)**

Manual up and over door; windows and door north facing onto garden; strip lighting and power points.

### **Wooden shed/summer house**

**Secluded and mature garden with paved patio, lawn, trees and shrubs.**



<b>Price:</b>	Offers over £120,000
<b>Contents:</b>	All floor covering, light fittings and bedroom furniture. Some other contents may be available.
<b>Viewing:</b>	For appointment to view please contact the selling agents
<b>Entry:</b>	Immediate
<b>Services:</b>	Mains electricity, water, telephone, drainage
<b>Energy Performance Rating:</b>	The property has an energy efficient rating of Band E (47)
<b>Council Tax:</b>	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
<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 should not be used in any missive or conveyance of the subjects*

**Viewing arrangements are in place to follow government guidelines during the COVID-19 pandemic. These are specified in our Viewing Policy document which will be supplied on request to view and must be adhered to.**