

# 15 John Street, Stromness



**Fixed Price £145,000**

Situated in central Stromness, substantial house with accommodation on three floors comprising:-

- 7 bedrooms (one en suite)
- 2 shower-rooms
- lounge/dining area
- kitchen

Tremendous investment potential or option to convert to family house and separate flat

For further particulars or to arrange a viewing please apply within  
or contact the seller on **01856 850109** or **07889179236**

## **JEP Robertson & Son,**

Solicitors & Estate Agents,

26 Victoria Street, Stromness, Orkney, KW16 3AA

Tel: 01856 850232

Fax: 01856 851085

email: [jep@robertsonandson.fsnet.co.uk](mailto:jep@robertsonandson.fsnet.co.uk)

web: [www.jeprobertson.co.uk](http://www.jeprobertson.co.uk)

Traditional 7 bedroomed townhouse on three floors, presently operated as tourist accommodation. Also spacious living area with kitchen, two small bedrooms and shower room annexed. Potential for use as a large family home.

Planning permission has been granted to divide the property into a house with separate flat.

Entrance Porch to first floor accommodation; (16'3"x 3'10" 4.95m x 1.17m) (at widest) half-glazed door to hallway; outside security light.

## **FIRST FLOOR**

**L-shaped Hallway: 13'4" x 5'4" (4.06m x 1.62m) (at widest) and 11'8" x 6'1" (3.55m x 1.85m) (at widest)**

Fitted carpet; fuse box.

**Bedroom 1 (with en suite shower room): 14'8" x 13'9" (4.47m x 4.19m) (at widest)**



2 windows to lane; 4 double & 1 single power points; TV socket; cupboard with immersion heater; fitted carpet.

**En-suite shower room 4'9" x 3'7" (1.45m x 1.09m);**

w.c., w.h.b. and shower tray in white; power shower; heated towel rail; fitted carpet.

**Shower room: 10' x 6'7" ( 3.05m x 2.01m) (at widest)**



w.c., w.h.b. and shower tray in white; electric shower; wall mounted fan heater; shaver light/socket; hand dryer; vinyl flooring

**Bedroom 2: 12'11" x 11'3" (3.94m x 3.43m)**



2 sash windows to east; 1 window to north; 1 double & 1 single power points; TV socket; w.h.b.; shaver light/socket; fitted carpet

## SECOND FLOOR

Stairway (with original wrought iron banister) leading to:-

**Landing: 18'5" x 5'10" (5.61m x 1.78m)**



1 large skylight window; 4 storage cupboards;  
1 large shelved linen store

**Bedroom 3: 14'7" x 13'5" (4.44m x 4.09m)**



large skylight window in coomb ceiling;  
4 double power points; panel heater; w.h.b. with shaver  
socket/light; TV socket; fitted carpet

**Bedroom 4: 11'3" x 8' (3.43m x 2.44m)**



large skylight window in coomb ceiling;  
3 double power points; w.h.b. with shaver socket/light; TV socket;  
fitted carpet

**Bedroom 5: 13'3" x 8'7" (4.04m x 2.61m)**



window to east; coomb ceiling;  
2 double power points; w.h.b. with shaver socket/light; TV socket;  
fitted carpet.

**Shower Room: 9'8" x 5'9" (2.95m x 1.75m)**



large skylight window in coomb ceiling;  
w.h.b., w.c. and shower tray in white;  
electric shower; hand dryer; fitted carpet

**GROUND FLOOR**

Stairs down to livingroom with kitchen, two small bedrooms and shower room annexed

**Living area: 18'3" x 14'1" (5.56m x 4.29m)**



Large windows to street; 4 windows to lane;  
6 double power points; television point; telephone point; feature Fifestone fireplace with wooden mantle and electric fire; fitted carpet.

**Kitchen: 13'9" x 8'4" (4.20m x 2.54m)**



Fitted base and wall units, stainless steel sink with mixer tap; 2 double power points plus cooker and single power point; cooker; panel heater; spot lights

Doors to two small bedrooms

**Small Bedroom 1: 10' x 5'9" (3.05m x 1.75m)**

2 double power points; 2 small opaque windows to staircase

**Small bedroom 2: 8'9" x 7'7" (2.67m x 2.31m)**

5 double power points

Small stairway to shower room

**Shower Room:**

Electric shower; wash hand basin; toilet; extractor fan; wall mounted electric heater; carpet flooring

**CONSTRUCTION:**

Stone walls rendered externally. The west gable wall has a pointed stone finish. Pitched roof of timber rafters, sarking, felt and fibre cement (or asbestos) slates. The flat roof over the entrance porch is finished with fibreglass. Suspended timber floors generally. Mainly single glazed timber sash and case or casement windows. Wired throughout for emergency lighting and smoke alarms which complies with guesthouse regulations.

<b>Services:</b>	Mains water and drainage, electricity and telephone
<b>Hot water supply:</b>	Insulated cylinder with immersion heater
<b>Space heating:</b>	Mainly portable electric heater
<b>Rates:</b>	£1,400
<b>Price:</b>	Fixed Price £145,000
<b>Viewings:</b>	For an appointment to view telephone the selling agents, or the sellers on 01856 850642; 01856 850109 or on mobile no. 07889179236
<b>Entry:</b>	Immediate
<b>Offers:</b>	Written offers should be lodged with the selling agents. Only those parties who have formally noted interest will be advised of any closing date for offers.

While the above particulars are believed to be correct they are not warranted and shall not be referred to in any missives or conveyance of the subjects.