

19A DUNDAS STREET, STROMNESS



Fixed price £93,000

**Home Report available
by e-mail on request**

**The property is listed C(s) by Historic Scotland
and lies within Stromness conservation area.**

J.E.P. Robertson & Son
Solicitors & Estate Agents
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Traditional stone-built town house full of character. Central location close to all amenities. Accommodation on two floors; open-plan sittingroom and fully fitted kitchen; 3 bedrooms; shower room; patio area at rear.

Ground Floor

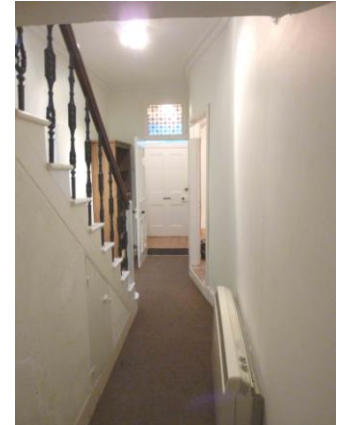
Vestibule: 2'6" x 5'

Fuse boxes; coat hooks; vinyl flooring.

Door with stained glass window above leading to hall.

Hall: 19'2" x 5'10" at widest

Storage heater; 1DPP; hatch under stairs; fitted carpet.



Vestibule/Hall

Sitting Room area: 12'9" x 11'3"



Sitting Room area

2 recessed windows east facing over Dundas Street, one with fitted shelving underneath; shelved alcove; storage heater; 8DPP; fireplace with coal effect electric fire; 8DPP; tv aerial; 4 recessed ceiling lights; 2 wall lights; fitted carpet.

Archway to kitchen.



Sitting Room area

Kitchen area: 11'5" x 9'



Kitchen area

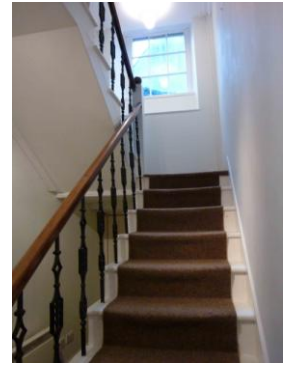
Recessed window east facing; extensive wall and floor kitchen units; stainless steel sink and drainer; gas hob; stainless steel extractor fan; electric oven; 4DPP; 1SPP; cooker switch; small shelved recessed alcove; vinyl flooring.

Toilet: 6' x 2'7"

W.C.; plumbed for washing machine; 1SPP.

Large walk-in storage cupboard with airing pulley; contains stairs (now redundant); used for storage; window west facing; 1SPP.

Stairway leading to first floor; half landing with window west facing; fitted carpet.



Stairway leading to first floor

Bedroom 1: 11'5" x 12'2"



Bedroom 1

Recessed window west facing; built-in storage unit; storage heater; 7DPP; fitted carpet.

Bedroom 2: 10'4" at widest x 7'9"

Window west facing; shelved alcove; storage heater; 2DPP; fitted carpet.

Bedroom 3: 9'6 x 5'10"

Recessed window west facing; 1DPP; fitted carpet.

Shower-room: 6'2" x 3'9"

Large fitted shower with glass doors; mira power unit; wc; whb; extractor fan; vinyl flooring.



Shower-room

Outside

Back door to small secluded yard/patio area with wooden steps.

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- Services:** Mains water, electricity, drainage and telephone.
- Council Tax:** Band A (£953.71 2010/2011 includes water charges).
- Offers:** Fixed price £93,000. The contents may be purchased by separate negotiation.
- Viewing:** For appointment to view telephone the selling agents.
- Entry:** Immediate.
- Offers:** Written offers should be lodged with the selling agents. Only those who have formally noted an interest through a solicitor 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.