

2 Aglath,
Stenness, KW16 3HA



OFFERS OVER £140,000

Home Report available by email on request

J.E.P. Robertson & Son

2 Aglath is a spacious, detached one bedroom property in a quiet location with excellent views towards Stromness, Hoy and the Pentland Firth.

Recently completed to a high standard, the accommodation is well laid out and comprises entrance hall, utility room, fully fitted modern “Nobilia” kitchen, livingroom with open flue multi-fuel stove and large west facing window, open walk in shower room and double bedroom with fitted wardrobe. Oak doors and skirting boards.

Outside, there are flagstone patio areas to the front and rear as well as parking space for two vehicles.

Air source heating. Mahogany triple glazed windows throughout. EPC Band D (62).

Viewing highly recommended.





Livingroom: 14'2" x 12'6"

Bright livingroom with high ceiling and large window west facing; multi-fuel stove with open flue; fitted wall lights; alcove with fitted work desk; 2 TV aerials; telephone point; 10DPP; vinyl flooring.



Kitchen: 9'9" x 7'11"

Fully fitted "Nobilia" kitchen with "Siemens" integrated appliances including fridge, freezer, dishwasher, 4 ring induction hob, electric oven with convector microwave and touch screen operated extractor fan; window west facing; black 1 ½ sink with single drainer; 7DPP; vinyl flooring.

Hallway: 26'3" x 3'3"

Open and bright hallway with high ceiling leading to all accommodation; 3 velux windows; cupboard housing hot water tank; alcove with spot lights; air source heating unit; 2DPP; vinyl flooring.



Bedroom: 13'8" x 11'3"

2 windows west facing; large fitted wardrobe with oak doors; fitted desk and mirror; spot lights; electric panel heater; 4DPP; vinyl flooring.

Utility room: 5'10" x 5'9"

Window west facing; fitted worktop with base unit; plumbed for washing machine; hatch to attic; 2DPP; vinyl flooring.



Shower room: 9'11" x 9'10"

Velux window; large walk in shower unit with power shower; white wc and whb; splashback; heated towel rail; spot lights; vinyl flooring.

OUTSIDE

Access to property is by shared driveway.

Flagstone patio areas to front and rear as well as parking space for two vehicles.

Excellent views towards Stromness, Hoy and the Pentland Firth.



Price:	Offers over £140,000 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 B. 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; drainage to shared septic tank.
Energy Performance Rating:	The property has an energy efficient rating of Band D (62)
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.