

# 21 Hoymansquoy Stromness



**OFFERS OVER £125,000**

**Home Report available by email on request**

*J.E.P. Robertson & Son*

## GROUND FLOOR

### Vestibule

Electricity meter; fuse box

### Hallway

Storage heater; 1DPP; under stair cupboard.

### Sittingroom: 13'11" x 12'02"

2 windows north facing over front garden; cupboard housing hot water tank; 6DPP; 2 TV aerials; 2 telephone points; 6DPP; door to kitchen.

### Kitchen: 15'2" x 9'2"

Window south facing over back garden; stainless steel sink; 2 cupboards; storage heater; 6DPP.

### Bathroom: 6'4" x 5'8"

Opaque window south facing; wc, whb and bath; vinyl flooring.

### Bedroom 1: 10'11" x 7'11"

Window south facing over back garden; shelved alcove; fitted writing bench; storage heater; 2 telephone points; 6DPP; wooden floor.



**Stairs to first floor with wooden handrail and window west facing.**

## **FIRST FLOOR**

### Landing

Large storage cupboards into the eaves.

### Bedroom 2: 12' x 10'2"

UPVC dormer window north facing; panel heater; TV aerial; telephone point; 4DPP.



### Bedroom 3: 15' x 10'11"

Large window south facing with unrestricted views over the garden, towards Ness and Scapa Flow; fitted wardrobe; fitted writing bench; hatch to attic; TV aerial; telephone point; 6DPP; wooden floor.





## **OUTSIDE**

Paved off street parking area; paved path; areas of lawn at front; garden laid to lawn at back with mature trees and shrubs; 2 small coal/bike sheds.



21 Hoymansquoy is a 3 bedroomed, semi-detached house in a desirable area of Stromness with south facing, unrestricted views towards Ness and Scapa Flow.

The accommodation is light and over 2 storeys comprises sittingroom, dining kitchen, 3 bedrooms and bathroom.

Outside, there is a paved off-street parking area, good sized garden laid to lawn and 2 small bike/coal sheds.

The property requires internal modernisation but offers great potential for a family home.

<b>Price:</b>	Offers over £125,000 are invited
<b>Viewing:</b>	For appointment to view please contact the selling agents
<b>Entry:</b>	Immediate
<b>Council Tax:</b>	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
<b>Services:</b>	Mains electricity, water and drainage, telephone.
<b>Energy Performance Rating:</b>	The property has an energy efficient rating of Band F (33)
<b>Offers:</b>	Written offers should be lodged with the selling agents. Only those who have formally noted 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.*