

27 Alfred Street, Stromness



OFFERS OVER £145,000

Home Report available by email on request

J.E.P. Robertson & Son

Entrance lobby:

Stairs with half landing to first floor; coat hooks; vinyl flooring.

Kitchen/diner: 13' x 11'

Windows north and south facing; modern fitted base units; stainless steel 1 ½ sink; tiled splashback; newly installed multi-fuel stove on stone hearth with wooden mantel; shelved alcove; cupboard housing hot water tank; air source heating unit; 3DPP; vinyl flooring.

Large walk in utility/pantry cupboard with window south facing; fitted shelving; plumbed for washing machine; 1DPP; vinyl flooring.





Bedroom 1: 13'7" x 11'4"
Window north facing;
alcoves with hanging rails;
air source heating unit;
3DPP; fitted carpet.

**Carpeted stairs with half
landing to first floor.**



Landing: 9'1" x 2'11"
Window north facing; fitted
carpet.

Sittingroom: 13'6" x 11'3"
Windows north and south
facing; open fire with
decorative cast iron
surround on stone hearth
with wooden mantel;
shelved alcoves; telephone
point; TV aerial; 3DPP; air
source heating unit; fitted
carpet.

Bedroom 2: 11'4" X 8'7"

Window south facing; telephone point; hatch to attic; 2DPP; air source heating unit; fitted carpet; large walk in wardrobe/dressing room with south facing window, fitted shelving, hanging rail.



Shower room: 7'7" x 4'8"

Window north facing; white wc and whb; shower cubicle containing electric shower; fitted wall mirror; heated towel rail; vinyl flooring.



Traditional and attractive two bedroomed mid terraced property in walk in condition with accommodation over two storeys comprising kitchen diner with multi-fuel stove and large pantry/utility cupboard; downstairs double bedroom; bright upstairs sittingroom with open fire; shower room and master bedroom with walk in wardrobe. Recently fitted sash and case windows and air source heating throughout. Sheltered yet central location within easy walking distance of all town amenities. Lies within the Stromness Conservation Area. On street parking. EPC Band E (49). Viewing highly recommended.

Price:	Offers over £145,000 are invited
Viewing:	For appointment to view please contact the selling agents
Entry:	Immediate
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, drainage, telephone;
Energy Performance Rating:	The property has an energy efficient rating of Band E (49).
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.