

27 Franklin Road, Stromness



OFFERS OVER £310,000

Home Report available by email on request

J.E.P. Robertson & Son

Architect designed townhouse in an elevated position in the heart of Stromness with outstanding views.

The unique and flexible accommodation over 2 storeys is remarkably spacious and light, comprising entrance hall, livingroom with multi-fuel stove, kitchen diner, utility room, WC, pantry, sun lounge, 3 large bedrooms (2 with en-suite bathrooms), family shower room and upstairs livingroom with balcony, which could also be utilised as a fourth bedroom. The property has hardwood doors, skirtings and facings and is insulated to a high standard throughout

The triple aspect views are unrestricted in each direction; north facing over the town, east facing over the harbour, Holms and Scapa Flow and south facing towards Graemsay and Hoy.

The garden is enclosed by a stone dyke and lies predominantly to the north of the property. It includes a wooden shed and oil tank

Viewing is highly recommended to fully appreciate standard and location of this property. EPC Band C (75).





Ground floor

Entrance hall: 8' x 8'

Leading to ground floor living accommodation and stairs.

Livingroom: 20' x 13'

Open plan living space with access to kitchen diner and opening onto sun lounge; multi-fuel stove with back boiler; window west facing.

Sun lounge: 16' x 7'

Floor level north and east facing windows with superb views over the Holms and Scapa Flow; large skylight windows; leading on to kitchen diner.

Ground floor

Kitchen diner: 17' x 12'
Modern fitted kitchen with windows north and east facing with views over the town, harbour and Holms; dual fuel rangemaster; integrated fridge and dishwasher.



Walk in pantry cupboard

Utility: 6' x 4'
Window west facing; fitted base units, sink and ceiling pulley; plumbed for washing machine.



WC: 6' x 3'
Off utility with window west facing; white wc and whb.





Ground floor

Bedroom 1: 21' x 14'

Large bedroom with south and west facing windows; decorative feature cast fire surround.

En-suite: 8' x 7'

Also accessed from entrance hall; window west facing; wc, whb; electric shower over bath.



Stairs to landing

First floor

Landing: 20' x 3'

Windows west facing; large linen cupboard housing hot water tank; hatch to attic.

First floor

Master bedroom: 14' x 13'

Window east facing over Holms and Scapa Flow; large angular window with excellent views south facing over the town and Hoy; partially vaulted ceiling with exposed beams; large walk in wardrobe.



En-suite: 8' x 6'

Window west facing; free standing bath facing out the angular south window and enjoying picturesque view of Hoy; wc, whb; heated towel rail; fitted shelving.





First floor

Family shower room: 7' x 6'
Skylight window east facing;
large walk in,
thermostatically controlled
shower with rain shower
head; white wc and whb;
fitted shelving.

Bedroom 3: 13' x 12'
Window east facing; flue
pipe from multi-fuel stove
below; large fitted wardrobe
with shelving.



**Livingroom/Bedroom 4:
17' x 16'**
Large skylight windows east
and west facing; vaulted
ceiling with exposed beams;
doors to wooden balcony
overlooking the harbour and
north of the town



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Price:	Offers over £310,000 are invited
Contents:	All floor coverings and light fittings are included in the sale.
Viewing:	For appointment to view, please contact the selling agents
Entry:	Immediate
Services:	Mains electricity, water, telephone, drainage
Energy Performance Rating:	The property has an energy efficient rating of Band C (75).
Council Tax:	The subjects are Band E. 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
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 should not be used in any missive or conveyance of the subjects

Viewing arrangements are in place to follow government guidelines during the COVID-19 pandemic. These are specified in our COVID-19 Property Viewing Policy document which will be supplied on request to view and must be adhered to