

**5 Melvin Place, Stromness,**  
**KW16 3DD**



**OFFERS OVER £80,000**

**Home Report available by email on request**

*J.E.P. Robertson & Son*



Entrance vestibule:

Shelved airing cupboard housing hot water tank; vinyl flooring

Kitchen living dining: 17' x 11'

2 windows south west facing onto close; 2 windows north east facing; fitted wall and base kitchen units; stainless steel sink with single drainer; stainless cooker hood; cupboard housing electricity meter; "Quantum" storage heater; 2 shelved storage cupboards housing telephone point; 10DPP; 2SPP; vinyl flooring.



**Bathroom: 7' x 6'**

Opaque window north east facing; white wc, whb in vanity unit and bath with electric "mira" shower over; fitted wall mirror; electric towel rail; tiled floor.



**Bedroom: 8' x 7'**

Window south west facing onto close; window north east facing; mirror door fitted wardrobe with shelf and hanging rail; 6DPP; electric panel heater; fitted carpet.



1 bedroom ground floor flat in the heart of Stromness within walking distance of all town amenities and attractions. The compact accommodation is modern and neutral and comprises entrance vestibule, open plan kitchen living dining room, bathroom and bedroom with mirror door fitted wardrobe.

Would ideally suit first time buyer or buy to let investor. On street parking available close by. Early viewing is recommended.

EPC Band (62).

**Listed “B” by Historic Environment Scotland and lies within the Stromness Conservation Area.**

<b>Price:</b>	Offers over £80,000 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 A. 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, drainage, telephone.
<b>Energy Performance Rating:</b>	The property has an energy efficient rating of Band D (62)
<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.*