

Brooklyn, Back Road, Stromness



OFFERS OVER £85,000

Home Report available by email on request

J.E.P. Robertson & Son



Entrance porch: 4'3" x 4'1"
Opaque glass panelled door;
fitted carpet.

Entrance hall: 12' x 4'2"
Glass panelled door from
porch; hatch to attic; fitted
carpet.



Dining room: 11'9" x 11'6"
Large window east facing;
hatch to kitchen; cupboard
housing hot water tank;
heating thermostat;
telephone point; 1 radiator;
2DPP; fitted carpet.

Sittingroom: 16'1" x 10'9"
Window north facing; large
window east facing with
views over harbour; 2
radiators; 4DPP; fitted
carpet.

Kitchen: 11'8" x 8'4"

Window west facing onto garden; fitted wall and base kitchen units; stainless steel sink; 3DPP; vinyl flooring.

Rear porch: 5'1" x 4'4"

Door to garden

Utility: 7'10" x 4'

Window west facing; radiator; 1DPP.

Hallway: 23'4" x 4'

2 windows west facing onto garden; cupboard housing electricity meter and fuse box; radiator; fitted carpet.

Bedroom 1: 13'6" x 8'6"

Window east facing with views towards Scapa Flow; fitted wardrobe; radiator; 2DPP; fitted carpet.





Bedroom 2: 15'8" x 9'9"
Window east facing;
radiator; 2DPP; fitted carpet.



Bedroom 3: 14'4" x 11'6"
Window east facing;
radiator; 2DPP; fitted carpet.



Bathroom: 7'10" x 6'3"
WC, whb and bath; electric
shower over bath; opaque
window south facing;
radiator; vinyl flooring.

OUTSIDE

Steps from back road; path and wooden decking; rockery and area of lawn; garden shed; excellent views over the harbour, Holms and Scapa Flow.



Brooklyn is a detached 3 bedroomed bungalow in an elevated position with views over Stromness harbour. The accommodation is light and spacious and comprises kitchen, dining room, sittingroom, 3 bedrooms, bathroom and rear porch/utility; benefits from uPVC windows and oil fired central heating. Very close to town centre and all local amenities. The garden is well maintained and includes a shed. The property is not mortgageable and requires renovation throughout which is reflected in the price. Home Report available. EPC Band E (42).

Price:	Offers over £85,000
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 (42).
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.