

FERNLEIGH, BACK ROAD, STROMNESS



Desirable substantial 3 bedroomed family home on the sought after Back Road of Stromness with wonderful views over Stromness Harbour to Orphir Hills and Scapa Flow. Close to local amenities including Stromness Academy and the new Primary School; in a prime location for easy access to town centre. Extensive and well maintained garden ground

OFFERS OVER £195,000

**Home Report available
by email on request**

J.E.P. Robertson & Son
Solicitors & Estate Agents
26 Victoria Street, Stromness, Orkney KW16 3AA
Tel: 01856 850232 Fax: 01856 851085
Email: enquiries@jeprobertson.co.uk Web: www.jeprobertson.co.uk

Accommodation comprises:-

Front vestibule: 6'4" x 3'5"

Front door with glass panel; door leading into Hall; parquet flooring.

Hall: 13'11" x 6'4"

Radiator; storage heater; coat hooks; smoke alarm; staircase to first floor; large storage cupboard; doors leading to family room, sittingroom; wooden flooring.



Family room



Seating area: 13' x 11'3"

Large recessed window south east facing with views over Stromness Harbour towards Orphir Hills, Scapa Flow and Graemsay; electric fire with free standing surround; shelved alcove; tv point; 1DPP; smoke alarm; laminate flooring.

Kitchen/Dining area: 11'11" x 9'9"

Recessed window north west facing; fitted wall and base kitchen units; solid fuel burner; radiator; clothes pulley; 1½ single drainer sink; 4DPP; switches for immersion heater and central heating pump; sliding door leading to utility room; laminate flooring.



Utility room: 16'5" x 6'9"

Pine effect combe ceiling with 2 velux windows; window north facing; radiator; worktop with base unit and tiled splashback; washing machine; dishwasher; fridge; cooker; 3DPP; cooker switch; uPVC exterior door leading to garden; fuse box; floor tiles.

Sittingroom: 21'5" X 13'

Large recessed window south east facing with views over Stromness Harbour towards Orphir Hills, Scapa Flow and Graemsay; window north west facing; solid fuel stove in brick fireplace; storage heater; tv point; 4DPP; 2SPP; smoke alarm; fitted carpet.

Staircase leading to first floor; large window north west facing; fitted carpet



Upstairs landing:

Radiator; hatch to attic with Ramsay ladder; airing cupboard housing hot water tank; doors leading to bedrooms and bathroom; fitted carpet.

Master bedroom: 12'3" x 11'5"

Window south east facing with views over Stromness Harbour towards Orphir Hills, Scapa Flow and Graemsay; radiator; large walk-in cupboard; smoke alarm; telephone point; 2DPP; laminate flooring.



Bedroom 2: 13' x 12'

Window south east facing with views over Stromness Harbour towards Orphir Hills, Scapa Flow and Graemsay; 2DPP; tv point; vent; radiator; smoke alarm; pine wardrobe; laminate flooring.

Bedroom 3: 12'11" x 9'2"

Window north west facing; 3 pine panelled walls, radiator; smoke alarm; tv point; 1DPP; 2SPP; fitted carpet.



Office/box room: 7'3" x 7'1"

Window south east facing with views over Stromness Harbour towards Orphir Hills, Scapa Flow and Graemsay; 1DPP laminate flooring.

Bathroom: 12'2" x 5'8"

Opaque window north west facing; white suite comprising wc, whb and bath with electric shower; radiator; extractor fan; tiled flooring.



Outside

Path surrounding house; extensive garden ground; greenhouse; shed with electricity and water; drying area; vegetable plot; large area of ground planted with trees; small patio area.



- Price:** Offers are invited over £195,000.
- Fixtures and Fittings:** All carpets, blinds, light fittings, cooker and dishwasher are included in the sale price.
- Viewing:** For an appointment to view please contact Mr and Mrs Winterburn, telephone 01856 851832.
- Entry:** By arrangement.
- Services:** Mains services; telephone.
- Council Tax:** Band D (£1,430.57 payable 2012/13, includes water charges).
- 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 for offers.

While the above particulars are believed to be correct they are not warranted and should not be referred to in any missives or conveyance of the subjects.

