

Glowerowerum, Innertown, Stromness, KW16 3JP



OFFERS OVER £305,000

Home Report available by email on request

J.E.P. Robertson & Son

Immaculately presented 4 bedroom property in a rarely available and spectacular, secluded location with ample outdoor space and extensive views over Hoy, Scapa Flow, Graemsay and the Pentland Firth.

The accommodation is well kept and on the ground floor comprises utility room, open plan kitchen diner with patio doors and living area, 3 double bedrooms and family-sized shower room. Upstairs is the sitting room with skylight window overlooking Hoy, office/snug, shower room and master bedroom with walk in dressing room.

The large garden is laid to lawn with sheltered rockery and patio, including sunken area designed for a hot tub, and a burn planted with mature trees and shrubs. The generous, chipped driveway provides more than ample parking and turning space for multiple vehicles and there is planning permission for the erection of a large GP shed thereon.

UPVC double glazed windows and oil central heating throughout. EPC Band D (68). Viewing is essential to appreciate standard and location of this property.

Sits within approximately 0.5 acres, with some additional land available to purchase by separate negotiation.





GROUND FLOOR

Entrance/utility:

window east facing; fitted base kitchen units; stainless steel sink with single drainer; 1DPP; 2SPP; central heating boiler; tiled floor.

Kitchen diner:

Window and patio doors east facing with views to Stromness and Scapa Flow; 2 large windows south facing with spectacular views over Hoy and Graemsay; fitted wall and base kitchen units; integrated fridge and dishwasher; electric oven and 5 ring gas hob; extractor fan; stainless steel 1 ½ sink with single drainer; breakfast bar; 7DPP; TV aerial; telephone point; tiled floor.



GROUND FLOOR

Hallway:

Floor level window south facing; under stair storage; wooden floor.

Bedroom 1:

Window north facing; heating thermostat; fitted wardrobe with shelves, housing hot water tank; 3DPP; TV aerial; telephone point; fitted carpet.

Shower room:

Opaque window north facing; fitted vanity unit with wc, whb and storage; large walk in power shower; towel rail; vinyl flooring.

Bedroom 2:

Window north facing; heating thermostat; fitted double wardrobe with shelf and hanging rail; 3DPP; fitted carpet.

Bedroom 3:

Floor level window south facing with views over Hoy and Pentland Firth; heating thermostat; double fitted wardrobe with shelf and hanging rail; cupboard housing electricity meter; 3DPP; TV aerial; telephone point; fitted carpet.





Wooden staircase to first floor

FIRST FLOOR

Landing:

Velux window south facing; shelved storage cupboard.

Office area/snug:

3DPP; cupboard into the eaves

Master bedroom:

Velux window south facing with views over Hoy; window west facing; cupboards into the eaves; electric panel heater; 4DPP; fitted carpet.

Dressing room:

2DPP; fitted carpet.

Shower room:

Velux window north facing; wc, whb and large walk in power shower; heated towel rail; vinyl flooring.



Sittingroom:

2 windows east facing with views to Stromness and Scapa Flow; large skylight window with spectacular view of Hoy; radiator; solid wood fitted bar area with worktop space, storage cupboards, shelving and stainless steel sink; 5DPP; TV aerial fitted carpet.





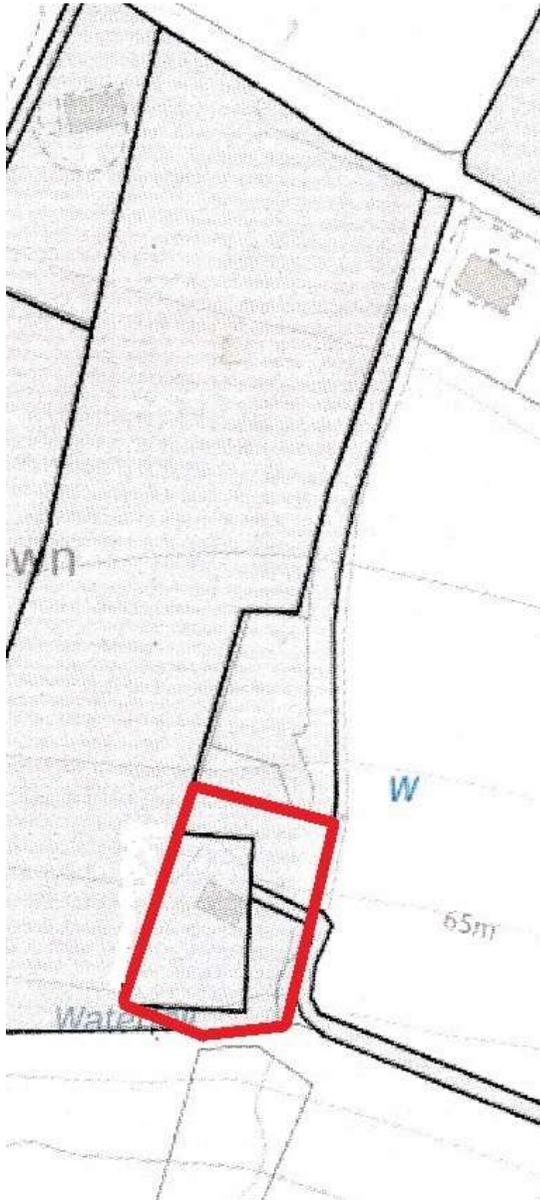
OUTSIDE

Extensive parking and turning space; area dug and prepared for erection of large GP shed (OIC planning reference 14/070/PP); paved patio; sunken sheltered patio with lights and outdoor power, designed for hot tub; burn with mature trees and shrubs, large lawn with sheltered rockery seating area – extending in all to 0.5 acres or thereby.

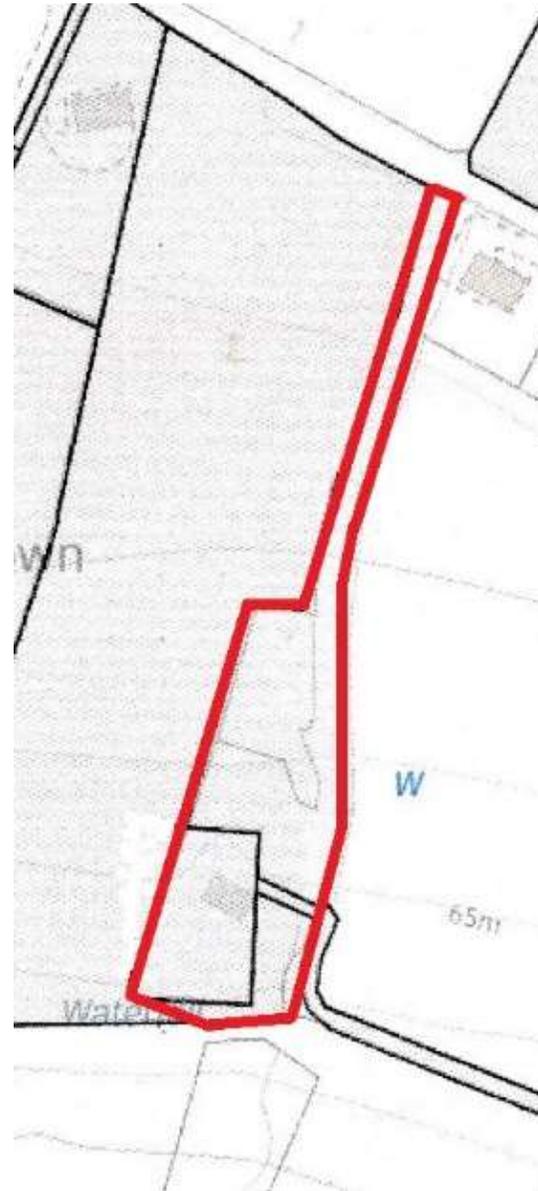


Some additional land, extending to approximately a further 0.5 acres may be available to purchase by separate negotiation. Sketch plans annexed for indicative purposes.

OPTION 1 – Offers over £305,000



OPTION 2 - Price on request



Contents:	All floor coverings, light fittings, curtains and integrated appliances are included in the sale. Some contents may be available by separate negotiation.
Viewing:	For appointment to view, please contact the selling agents
Entry:	Immediate
Services:	Mains electricity, water, telephone; drainage to private septic tank.
Energy Performance Rating:	The property has an energy efficient rating of Band D (68).
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