



**ORKNEY PROPERTY CENTRE**

[info@orkneypropertycentre.co.uk](mailto:info@orkneypropertycentre.co.uk)

13 Bridge Street  
Kirkwall  
KW15 1HR  
01856 877 866  
Fax 01856 875 599

**2 Pentland Skerries Shore Station,  
Back Road, Stromness, KW16 3DS  
Offers over £90,000**



Spacious three bedroom first floor flat with garden, situated a pleasant short walk from the centre of Stromness and enjoying views to the Holms and the harbour.

Accommodation comprises of Living room, Kitchen, three Bedrooms and Bathroom.

Ideal for the first time buyer, property investor or as a shared ownership property.

[www.orkneypropertycentre.co.uk](http://www.orkneypropertycentre.co.uk)

## Entrance Hallway

The entrance vestibule leads into the hallway which offers excellent storage in the form of a large walk in storage cupboard with shelves, a second cupboard with a shelf and coat hooks and also an airing cupboard. All rooms lead off the hallway. Access to the attic. Storage heater.



## Living room

**4.07m x 3.67m (13ft 4" x 12ft)**

The living room has good natural light from the window overlooking the garden at the rear of the property. Carpeted with neutral décor. Television point and telephone point. Storage heater.



## Kitchen

**3.51m x 3.41m (11ft 6" x 11ft 2")**

The kitchen is fitted with floor and eye level units with a tiled splash back. Plumbed for a washing machine. Cooker point. Space for a dishwasher and a fridge freezer. Room to comfortably house a table and chairs. Extractor fan and telephone point. Storage heater.



## Bathroom

**2.66m x 1.58m (8ft 8" x 5ft 2")**

Fitted with a three piece suite comprising of bath, toilet and wash hand basin.  
Heated towel rail, extractor fan and mirror.

## Bedroom 1

**3.65m x 2.82m (11ft 11" x 9ft 3")**

Carpeted double bedroom with a window to the front of the property. Built in wardrobe with shelving and hanging rails. Ample room for additional furniture. Panel heater.



## Bedroom 2

**3.65m x 2.74m (11ft 11" x 8ft 11")**

This double bedroom is carpeted with an elegant feature wall. Built in wardrobe with shelving and hanging rails. Panel heater.

## Bedroom 3

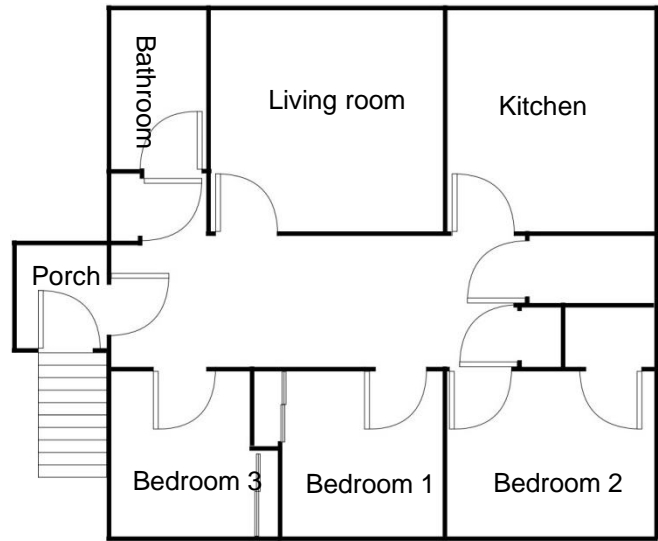
**2.90m x 2.75m (9ft 6" x 9ft)**

Double bedroom with window to the side of the property. Carpeted with cheerful décor. Built in wardrobe with shelving and hanging rails providing good storage. Panel heater.



2 Pentland Skerries Shore Station benefits from uPVC glazing and electric heating.

The garden to the front is laid to grass with a small paved area to the side. At the rear of the house there is a garden which is also laid to grass with washing line and two sheds for storage.



Not to scale for guidance only

## Services

Mains Services, Telephone,

**General Notes** – There is a monthly factoring charge for the building which covers maintenance and insurance.

- **Council Tax** – Band B. This may be reassessed when the property is sold.
- **Energy Performance Rating** – Band C.
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By arrangement
- **Fittings & fixtures** - Carpets, floor coverings and light fittings are included in the sale.
- **Price** – Offers over £90,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

*Orkney Property Centre has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of November 2017. All measurements are approximate sizes only. Orkney Property Centre will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.*