



**ORKNEY PROPERTY CENTRE**

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**5 Alfred Terrace, Stromness,  
KW16 3DQ  
Offers over £115,000**



Delightful and charming two bedroom end terraced house complete with an easily maintained sunny garden. Situated in a Conservation Area, just off the main street in the heart of Stromness with all local amenities.

Accommodation comprises Kitchen and Living room on the ground floor with two Bedrooms and Bathroom on the upper floor.



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**Living room**  
**3.80m x 3.18m (12ft 6" x 10ft 5")**

The warm and welcoming living room is carpeted and has neutral décor with a tasteful feature wall. Window to the front and two to the side of the property. Electric fireplace providing a feature focal point. Television and a telephone point. Radiator.



**Kitchen**  
**3.88m x 1.94m (12ft 9" x 6ft 4")**

Fitted with floor and eye level units with an Integrated oven, hob and extractor hood. Good run of work top space incorporating a breakfast bar. Washing machine, fridge and freezer are included in the sale. Storage cupboard extending beneath the stairs providing excellent storage. Vinyl flooring. Radiator.



### **Bedroom 1**

**2.87m x 2.12m + 2.03m x 1.75m (9ft 5" x 7ft + 6ft 8" x 5ft 9")**

This double bedroom enjoys a lovely flow of light from the windows to the front, side and rear of the property. Carpeted with neutral décor. Radiator.

### **Bathroom**

**1.78m x 1.63m (ft x ft ")**

Fitted with a three piece suite comprising of a shower over the bath, W.C. and a wash hand basin. Fan heater. Shaving socket. Modesty glazed window to the rear. Radiator.



### **Bedroom 2**

**3.17m x 2.04m (10ft 5" x 6ft 8")**

This bedroom is situated to the rear of the property. Laminate flooring and with neutral décor and a chic feature wall. Built-in wardrobe providing storage. Radiator.

## Outside

To the rear of the property is a storage yard with a timber shed. Steps lead up to the easily maintained garden which offers a particular sunny area to relax and enjoy the view.



5 Alfred Terrace benefits from oil central heating and has double glazed uPVC windows.

**Services** – Mains service, Telephone

**General Notes** – Situated in a Conservation area.

- **Council Tax** – Band B. This may be reassessed when the property is sold.
- **Energy Performance Rating** – Band D.
- **Viewing arrangements** – Please contact Orkney Property Centre to view the property
- **Entry** – By arrangement
- **Fittings & fixtures** – All floor coverings, light fittings, blinds, fridge, freezer, washing machine and shed are included in the sale.
- **Price** – Offers over £115,000
- **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 April 2018. 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.*