



2 South End, Stromness, Orkney, KW16 3DJ

Offers Over £410,000

K Allan Properties are delighted to present this truly spectacular property to the open market. 2 South End is a beautifully positioned harbour house on the waterfront of Stromness and benefits from mesmerising panoramic sea views over the harbour and beyond. Viewing is highly recommended to fully appreciate the views on offer.

A substantial iconic Orkney house in a conservation area, rich in maritime heritage with outstanding sea views, with its own flagstone pier, slipway and a large boathouse. Stretching across three floors this property is currently operating as a successful self-catering holiday let recently mentioned in the Telegraph for its destination and style. The current owners have sympathetically modernised it to a high standard throughout. Recent upgrades include double-glazed windows, various insulation, newly fitted oil tank and boiler, fitted underfloor insulation and heated wood floors throughout the ground floors.

The property comprises of a kitchen/diner, pantry/washroom, shower room, living room/bedroom and a large boat house on the ground floor. Bedroom 3 with en-suite bathroom and a generous-sized living room on the second floor. Two spacious double bedrooms and a Jack and Jill bathroom suite on the third floor. Many of the rooms & bathrooms boast spectacular sea views. Historic features throughout including a listed iron staircase, victorian fireplace and a traditional Orkney boathouse used for building Orkney Yole boats; currently used as a games room & Al fresco eating area but offers potential for other projects. 7 communal parking spaces outside the house in a large courtyard area & a beach below the property. There is also an enclosed mature garden a short distance from the

ABOUT STROMNESS

Stromess is a significant town within the Orkney Isles which has various independent shops, galleries, cafes and restaurants. It also hosts regular calendar of festivals & galas to take part in, including the renowned shopping week & Orkney folk festival & yule log festival. A local junior school & academy senior school within easy walking or cycling distance. There is a main bus route connection with a regular timetable. Ferry travel to mainland Scotland with three boats a day is accessible from Stromness. All of these amenities are within a short walking distance through enchanting flagstone streets along with walks along a dramatic coastline and access to the local golf course and sailing club.

SERVICES

Electricity: Mains

Water: Mains

Telephone: Connected

Wifi: Great connection

Heating: Oil central heating

EPC - E

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When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We received this award in 2023 for sales and are delighted to have been invited back to London for our award in November for 2024.

The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

VIEWINGS

By appointment only, arranged through K Allan Properties.

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info@kallanproperties.co.uk

OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

info@kallanproperties.co.uk

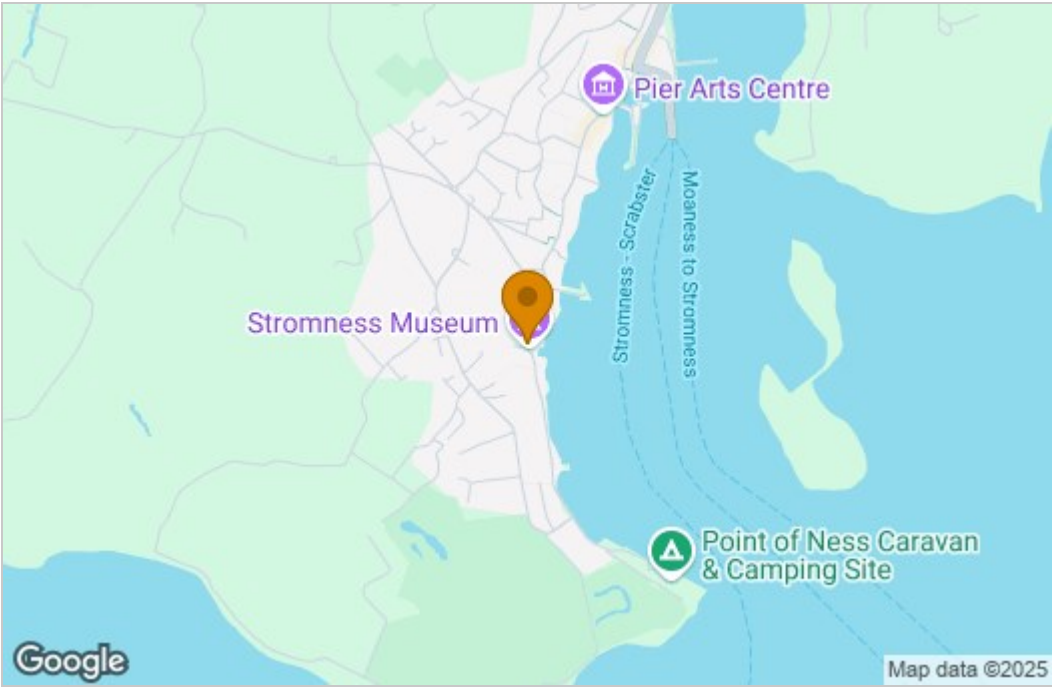
DISCLAIMER

Whilst we endeavour to make these particulars accurate, they do not offer/form any part of a contract on offer and are not guaranteed. Measurements are approximate. We have not tested electricity, gas or water services or any appliances. Photographs may have been taken with a wide angle lens.

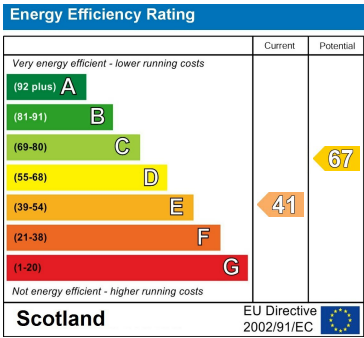
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.