



## 138 Victoria Street, Stromness, Orkney, KW16 3BU

**Offers Over £450,000**

K Allan Properties are delighted to present this truly spectacular property to the open market. 138 Victoria Street 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.

The substantial Stromness property is positioned in the heart of the conservation area, rich in maritime heritage with outstanding sea views. Benefitting from a substantial roof terrace and its own seafront garden it becomes clear to understand why viewing is recommended to appreciate the views on offer.

Stretching across three floors, this property is currently presenting itself as a spacious 4 bedroom upper town house with 2 shops on the ground floor. One of the shops have been recently modernised, with the other remaining a project for the new owners.

There is the option to purchase the properties as individual units.

House £275,000  
Shop 1 £100,000  
Shop 2 £100,000

#### ABOUT STROMNESS

Stromness 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.

COUNCIL TAX BAND - D (for the main dwelling)

#### Guide price valuations

House £275,000  
Shop 1 £100,000  
Shop 2 £100,000

EPC - E

#### SERVICES -

Electricity: Mains  
Water: Mains  
Drainage: Mains  
Telephone: Connected  
Heating: Oil central heating

#### VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email  
info@kallanproperties.co.uk

#### BEST ESTATE AGENT GUIDE

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.

#### OFFERS TO -

K Allan Properties

Watergate

Kirkwall

KW15 1PD

OR VIA EMAIL WHICH CAN BE FOUND ON OUR WEBSITE

#### 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.

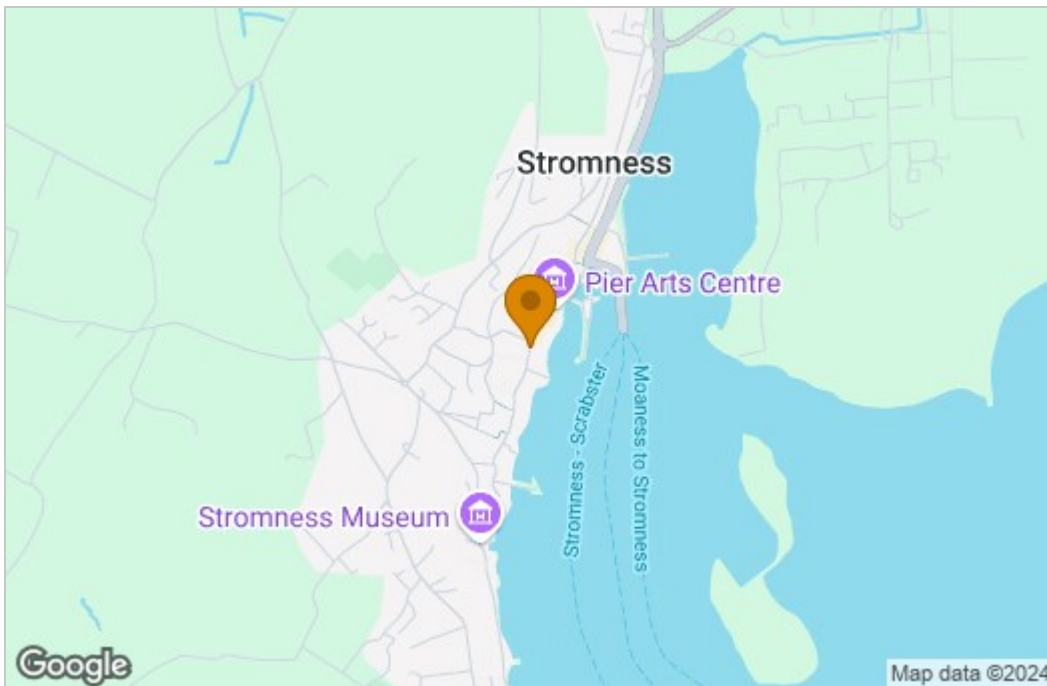
Measurements are approximate. We have not tested electricity, gas or water services or any appliances.

Photographs may have been taken with a wide angle lens.

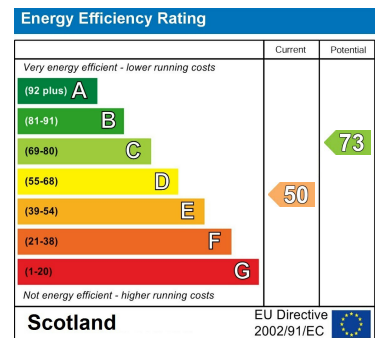
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk) <https://www.kallanproperties.co.uk>