



Offers over £265,000

16 Dundas Street
Stromness, KW16 3BZ

Harcus.



Offered for sale is this beautiful waterfront property situated in the heart of Stromness. 16 Dundas Street is set over three floors and benefits from a studio and two further outbuildings along with an enclosed courtyard enjoying uninterrupted views stretching across the Harbour.

Stromness boasts a wealth of independent shops and places to eat and has a regular ferry service to the Scottish Mainland.

Accommodation comprises of Entrance Vestibule, Living room, Kitchen, Dining/Family room, Bathroom, Study, three double bedrooms, one with an en-suite shower room and another with an en-suite W.C.

 3 bedrooms

 3 bathrooms

 2 Public room



Entrance Vestibule

2.03m x 1.67m (6ft 7" x 5ft 5")

This bright vestibule has a tiled floor and windows looking out to the courtyard.





Kitchen

4.95m x 2.25m + 1.23m x 0.98m
(16ft " x 7ft 4" + 4ft x 3ft 2")

Fitted with units at floor and eye level with worktop space and an integrated oven, hob and extractor hood. Fridge and a small freezer. Space for a table and chairs. Built-in airing cupboard. Tiled flooring. Panel heater.





Dining/Family room

4.95m x 3.19m (16ft 2" x 10ft 5")

Beautifully presented room with windows to the rear, side and front. Tiled flooring and with elegant decor. Ample space for a table and chairs along with comfortable seating. Panel heater.





Living room

3.74m x 3.17m (12ft 3" x 10ft 4")

Warm and inviting living room which has an electric fire with a wood surround providing a welcoming focal point. Engineered oak flooring. Television and a telephone point. Panel heater.





Study

2.11m x 1.70m (6ft 11" x 5ft 6")

Carpeted and with a window to the rear and a small window to the side.

Bathroom

1.93m x 1.75m (6ft 4" x 5ft 8")

Comprising of a shower over the bath, W.C. and a wash hand basin. Laminate flooring and a modesty glazed window.





Bedroom 1

4.46m x 3.19m (14ft 7" x 10ft 5")

Spacious carpeted double bedroom with a window enjoying the view to the sea. Ample space for freestanding furniture. Built-in wardrobe with a hanging rail and shelving along with a vanity desk. Television and a telephone point. Panel heater.

En-suite

1.82m x 1.53m (5ft 11" x 5ft)

Well appointed en-suite shower room. Engineered oak flooring. Extractor fan. Heated towel rail.





Bedroom 2

5.30m x 2.29m (17ft 4" x 7ft 6")

This delightful double bedroom has chic decor and is carpeted. Alcove with a hanging rail. Television and a telephone point. Panel heater.

En-suite W.C.

1.57m x 0,98m (5ft 1" x 3ft 2")

Welcome addition, fitted with a W.C. and a wash hand basin. Extractor fan.



Bedroom 3

5.30m x 2.36m (17ft 4" x 7ft 8")

This double bedroom enjoys the view over the Harbour. Built-in shelved cupboard and an alcove with storage. The seller has cleverly placed the wardrobe to provide a dressing area. Panel heater.





Studio

6.54m x 3.33m (21ft 5" x 10ft 11")

Wonderful multi-functional space with exposed stone walls, power, lighting and plumbing. Perfect space for crafting, storage or could be adapted for additional accommodation with the appropriate consents being obtained.





Store

3.56m x 1.27m (11ft 8" x 4ft 2")

Power and lighting. Excellent additional storage space.

Utility Shed

3.48m x 1.27m (11ft 5" x 4ft 2")

Power and lighting. Plumbed for a washing machine and space for a drier which are both included in the sale along with an upright freezer.

The courtyard provides an enclosed private space for alfresco dining and enjoys the wonderful view to the sea.



16 Dundas Street is situated in the Conservation area and has a mixture of timber framed single glazed and uPVC double glazed windows. Electric heating.

Services

Mains services,

Council Tax

Band D. This may be reassessed when the property is sold.

Energy Performance Rating

Band E

Entry

By arrangement.

Fittings & fixtures

All floor coverings, light fittings and white goods are included in the sale. Other items of furniture may be available by separate negotiation

Price

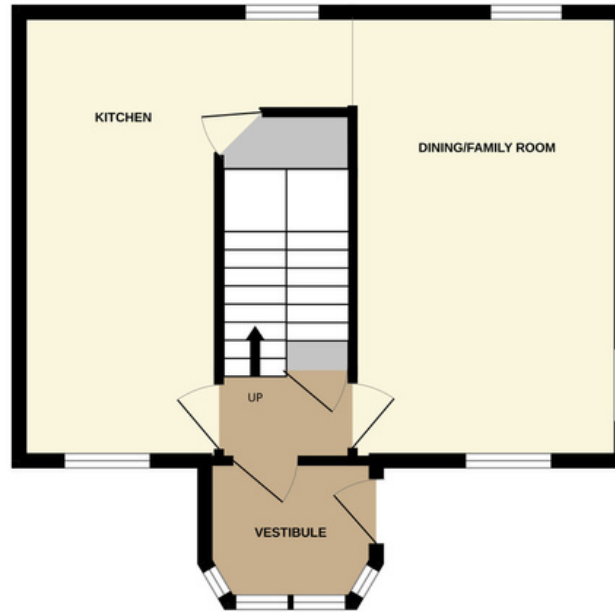
Offers over £265,000

Interested parties

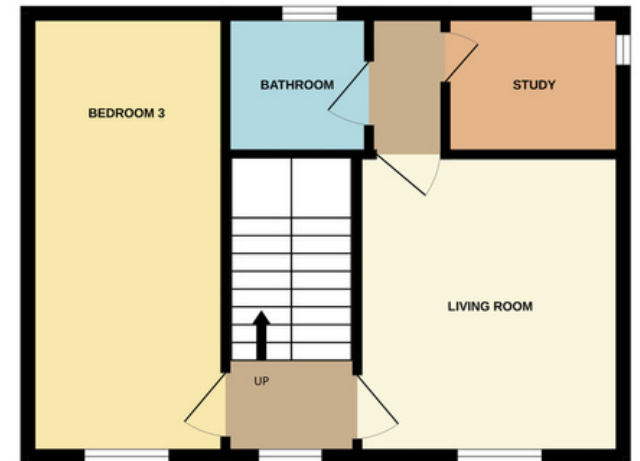
Please note your interest to Harcus Law.

Offers

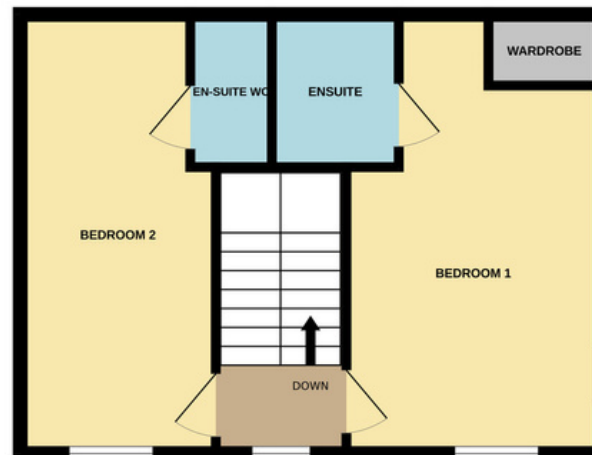
Written offers should be submitted to Harcus Law.



Ground Floor



First Floor



Second Floor



Let us take care of the legal services

Whether you're buying or selling a property, remortgaging or transferring ownership rights, having the right expert support can make a world of difference.

With years of experience, and a jargon-free, tailored approach, you'll be in safe hands with our legal team. We offer a service that's transparent and comprehensive, providing you with value for money and always keeping you up-to-date at every stage.

It all starts with a conversation, get in touch for a quote today.

Find our properties on:

ZOOPLA

rightmove

OnTheMarket


Arrange a viewing

Contact us

Harcus Law
13 Bridge Street Kirkwall, Orkney
KW15 1HR

Opening hours:
Monday to Friday 09:00 - 17:00
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

Harcus Property 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 2024. All measurements are approximate sizes only. Harcus Property 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.