



Offers over £180,000

101 Victoria Street
Stromness, KW16 3BU

Harcus.



For sale is this charming three-bedroom townhouse, ideally situated in the heart of the picturesque town of Stromness. This property offers a perfect blend of comfort and character, encompassing three levels and located within the historic Conservation Area. Stromness boast a wealth of shops and places to eat and has a regular ferry service to the Scottish Mainland.

The accommodation consists of an Entrance Vestibule, Hallway, Open Plan Kitchen/Living Room, Utility Room, and W.C. on the ground floor. The first floor features two double Bedrooms and a Bathroom, while the second floor includes a further spacious double Bedroom and a Shower room.

 3 bedrooms

 3 bathroom

 1 Public room

Vestibule

1.39m x 1.16m (4ft 7" x 3ft 10")

With an inner glazed door to the hallway.

Hallway

The hallway has vinyl flooring with a carpeted staircase leading to the upper accommodation. Glazed side panel and a door leading to the living room.

W.C.

0.91m x 0.91m (3ft x 3ft)

Conveniently situated on the ground floor, this space includes a W.C. and a wash hand basin.





Open plan Kitchen/Living room

6.13m x 4.16m (20ft 1" x 13ft 7") at most

The living room boasts two front-facing windows that let in a good flow of natural light. An electric fire, with a decorative wooden mantle, serves as a charming focal point. Additionally, the space includes a built-in display alcove with a cupboard beneath it, as well as another storage cupboard under the stairs. Storage heater.

The kitchen is fitted with units at both floor and eye level with worktop space and a tiled splashback. Integrated hob and an oven. Window to the rear.



Utility room

4.87m x 1.21m (16ft x 4ft) a most

Ever welcome addition to the home, this utility room has floor and eye level units along with a good run of worktop space, sink and drainer. Plumbed for a washing machine and ample space for additional white goods. A further cupboard with shelving providing storage. Window and a half glazed door to the rear.

To the rear of the property is a quaint set of steps with a small shrub area.





Bedroom 2

3.14m x 2.84m (10ft 4" x 9ft 4")

This double bedroom has a double built-in wardrobe with a hanging rail and shelf providing storage. Panel heater.

Bathroom

3.73m x 1.21m (12ft 3" x 4ft)

Fitted with a shower over the bath, W.C. and a wash hand basin. Large walk-in airing cupboard. Window to the rear and a heated towel rail.

Bedroom 3

3.04m x 2.94m (10ft x 9ft 8")

Carpeted and with neutral decor and a window offering a charming peek of the view down a lane leading to the sea. Panel heater.





Bedroom 1

5.79m x 3.04m (19ft x 10ft)

This spacious and delightfully bright double bedroom is situated on the second floor. It features superb storage, including a built-in wardrobe equipped with a hanging rail and shelf, as well as an additional deep cupboard.

Shower room

2.76m x 1.48m (9ft x 4ft 10")

Fitted with a shower, W.C. and a wash hand basin. Velux window allowing natural light. Heated towel rail.



Floorplan

101 Victoria Street features electric heating throughout the property. Mainly wooden sash and case windows.

Services

Mains services

Council Tax

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

Energy Performance Rating

Band E

Entry

By arrangement.

Fittings & fixtures

All floor coverings, blinds and light fittings are included in the sale.

Price

Offers over £180,000

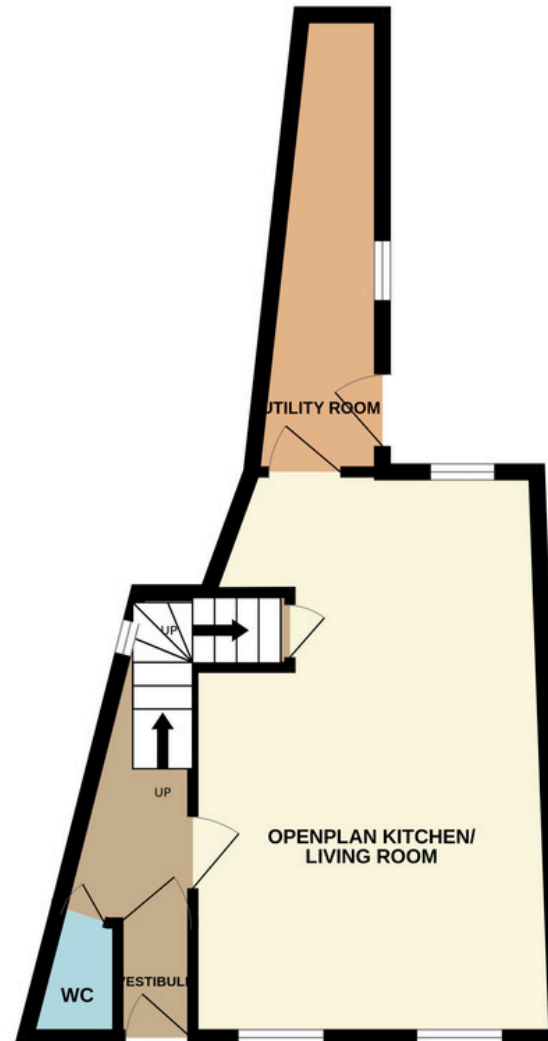
Interested parties

Please note your interest to Marcus Law.

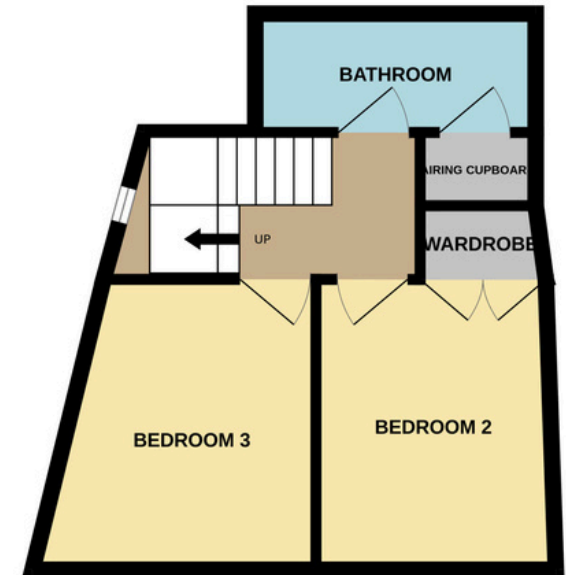
Offers

Written offers should be submitted to Marcus Law.

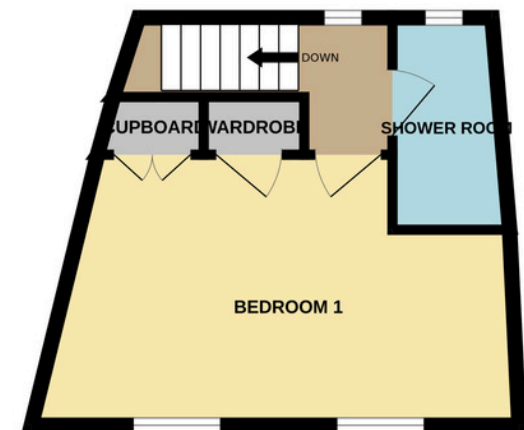
Ground floor



First floor



Second floor





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