



Offers over £140,000

80 Victoria Street  
Stromness KW16 3BS

Harcus.






Offered for sale is this two bedroom end-terraced house located in the heart of the picturesque town of Stromness. Also included is a small commercial unit to the street front which offers a fantastic opportunity as a studio or small craft or retail unit.

There is also a garden which is situated a short walk away from the property.

Accommodation comprises Entrance hall, Living room, Kitchen, two double Bedrooms and a Shower room.

80 Victoria Street is a 'C' Listed Building situated in the Stromness Conservation Area. Stromness boasts a wealth of independent shops and places to eat.

 2 bedrooms

 1 bathroom

 1 Public room



## Living room

4.10m x 3.41m (13ft 5" x 11ft 2")

The living room is carpeted and has neutral decor. Multi-fuel stove set on a stone hearth providing a welcoming feature focal point. Telephone and a television point. Storage heater.







### **Kitchen**

4.60m x 1.53m (15ft 1" x 5ft)

Fitted with floor and eye level units and a good run of worktop space with a tiled splashback. Plumbed for a washing machine. Cooker point. Tiled flooring.

Storage heater.

### **Commercial Unit**

2.88m x 2.53m (9ft 5" x 8ft 3")

The commercial unit offers a fantastic opportunity as a studio or small craft or retail unit.

Window and a half glazed external door to the street.





### Bedroom 1

4.19m x 3.32m (13ft 9" x 10ft 10")

This spacious carpeted double bedroom enjoys an above street view from the window to the side and to the front. Built-in airing cupboard. Television point. Panel heater.







### **Bedroom 2**

4.19m x 3.24m (13ft 9" x 10ft 7")

This double bedroom is carpeted and has ample space for freestanding bedroom furniture. Television point. Panel heater.

### **Shower room**

1.65m x 1.22m (5ft 5" x 4ft)

Comprising of a wash hand basin, W.C. and a shower. Vinyl flooring and a window. Storage heater.







## Garden

A short walk from the property is a garden, mainly laid to decorative chips with a decked area and planters. Two sheds are included in the sale. Perfect space to relax and unwind.



80 Victoria Street has sash and case windows and electric heating.

## Services

Mains services

## Council Tax

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

## Energy Performance Rating

Band F

## Entry

By arrangement.

## Fittings & fixtures

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

## Price

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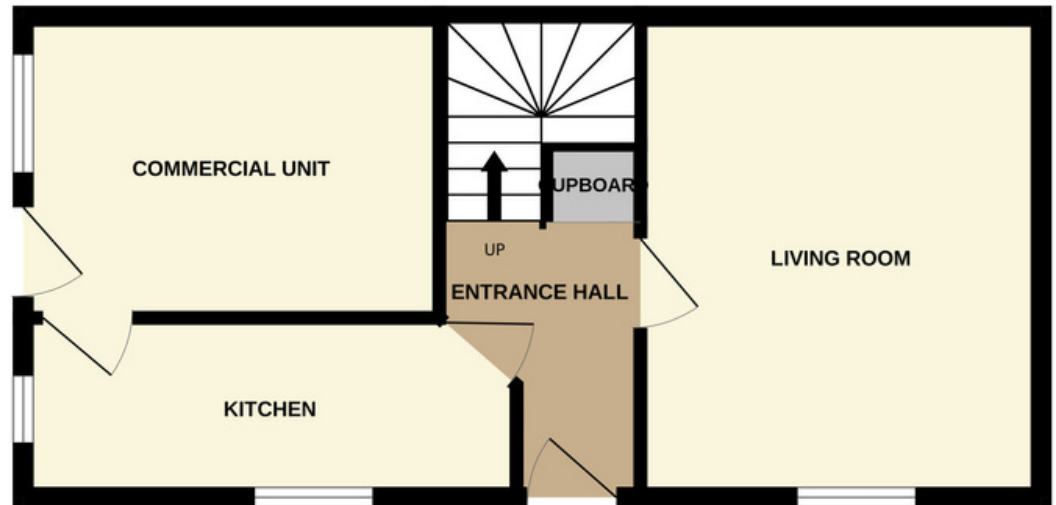
## Interested parties

Please note your interest to Harcus Law.

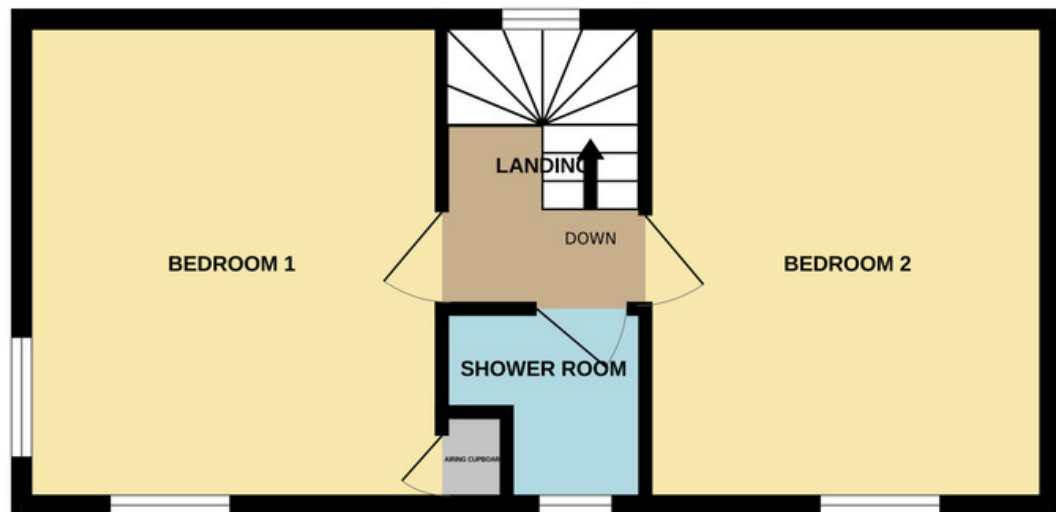
## Offers

Written offers should be submitted to Harcus Law

## Floorplan



Ground floor



Upper floor





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**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**

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