



3 Guardhouse Park,
Stromness, KW16 3DP

OFFERS OVER £140,000



3 Guardhouse Park is a well presented 3 bedroom mid-terrace dwelling situated on the outskirts of town close to the Stromness golf course.

The property has neutral décor throughout and bedroom 1 has an en-suite.

There is an enclosed garden to the rear with garden shed.

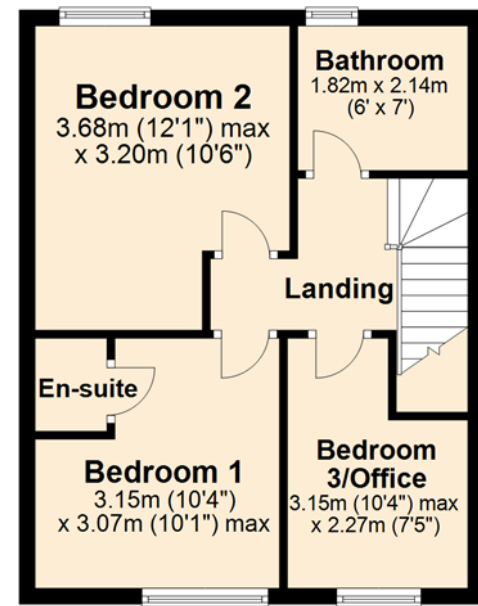
May especially appeal to first time buyers or property investors.

- Oil heating.
- Combination of double and triple glazed UPVC windows.
- Large living room.
- Kitchen/diner with storage cupboard and space for table and chairs.
- Bedroom 1 with en-suite shower room.
- Bedroom 2 with sea views.
- Bedroom 3/office.
- Bathroom with shower above bath.
- Enclosed garden to rear laid to lawn with mature plants and bushes, drying line and garden shed.
- Sea views over the bay.

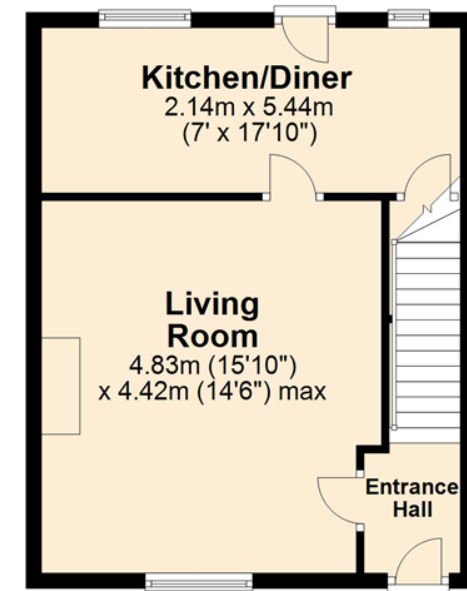
LOCATION

3 Guardhouse Park is located on the outskirts of town close to the Stromness golf course and a short walk to the town centre with all local amenities.

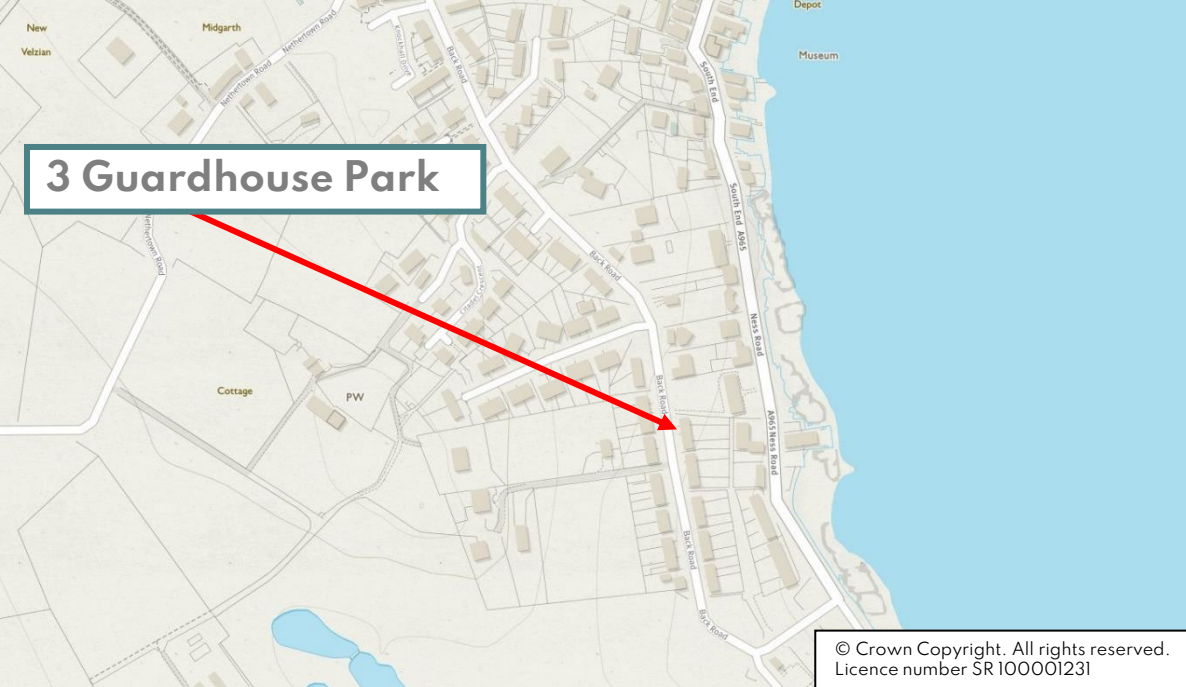




FIRST FLOOR



GROUND FLOOR



SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band B. The Council Tax Band may be reassessed by the Orkney Joint Valuation Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band D.

FIXTURES AND FITTINGS – All floor coverings, most curtains with the exception of those in bedroom 2, blinds, white goods and the garden shed are included in the sale price. Some items of furniture may be available by separate negotiation.

ENTRY – By arrangement.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers Over £140,000.

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.