



Offers over £165,000

9 Guardhouse Park,
Stromness, KW16 3DP

Harcus.



Situated in a popular residential area of Stromness, 9 Guardhouse Park is a well presented two bedroom end-terraced home, offering spacious accommodation and an impressively large rear garden.

This appealing property combines comfortable living with excellent outdoor space, making it ideal for families, first time buyers, property investors or anyone looking to enjoy a peaceful setting within walking distance of local amenities.

Accommodation comprises Living room, Kitchen/Diner, two Bedrooms and a Bathroom with a large garden shed which presently serves as a spacious and comfortable office.

 2 bedrooms

 1 bathroom

 1 Public room

Entrance Hall

1.82 m x 1.22 m

Vinyl flooring and neutral decor.

Living room

4.35 m x 4.38 m

The bright and spacious living room features a window to the front and is tastefully decorated in neutral tones. A fireplace with solid fuel stove serves as an attractive focal point.

Currently open plan with the kitchen/diner, creating a spacious area for modern living.



Kitchen/Diner

5.83 m x 3.41 m

Well appointed kitchen fitted with an extensive range of floor and eye level units featuring integrated hob, fridge freezer, electric oven, dishwasher and plumbing for washing machine/tumble drier. Ample space for a table and chairs.

Windows and door to the rear provides easy access to outside decking area and large rear garden. Vinyl flooring and Air source heating unit.



Upper Landing

The wooden staircase leads to the landing with stylish decor and window to the side, featuring non adhesive vinyl floral covering. Air source heating unit.



Bathroom

2.13 m x 1.76 m

Fitted with a three piece suite with shower over the bath. Glass shower screen. Vinyl flooring. Modesty glazed window to the side of the property.



Bedroom 1

5.66 m x 3.51 m

Spacious double bedroom with ample room for freestanding furniture. Featuring neutral decor and vinyl flooring, along with a front-facing window that invites a beautiful flow of natural light.



Bedroom 2

4.13 m x 3.52 m at most

Spacious double bedroom with ample room for freestanding furniture. Rear-facing window provides delightful views to the east and south over Point of Ness to Scapa Flow. Vinyl flooring and neutral decor.



Garden room/Office

3.45 m x 2.21 m

This versatile space is perfect for a home office, games room, or relaxation area. It comes fully lined and equipped with power, heating and lighting.





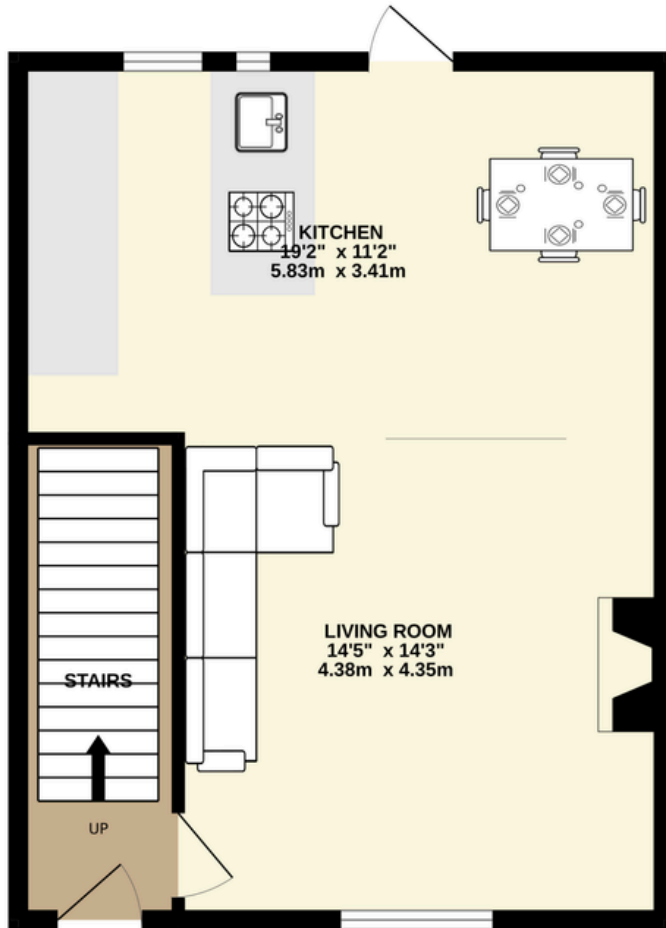
Outside

Steps lead down to the front of the property, with a pathway around to the rear.

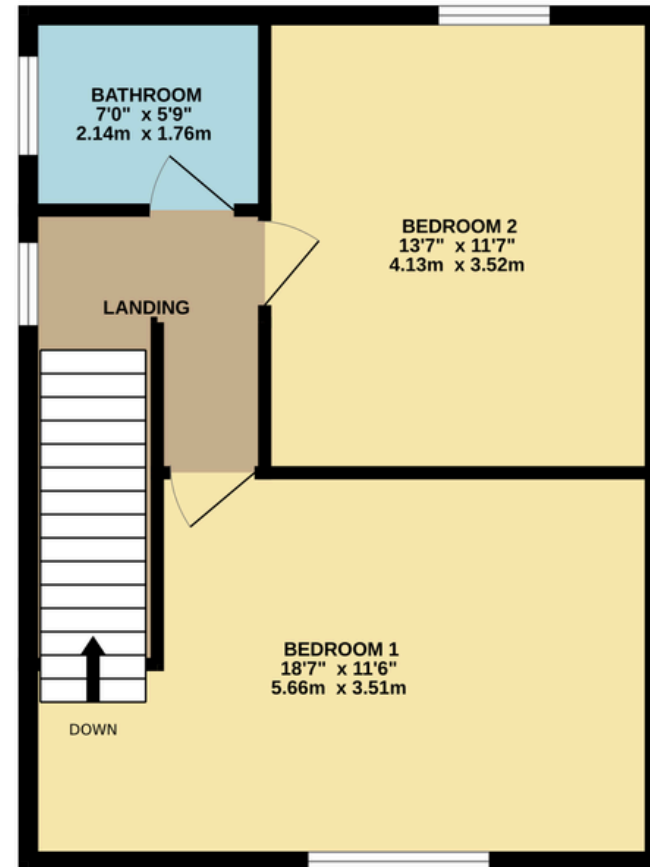
Access from kitchen/dining area to decking and garden room/office. There is an area of gravel at the foot of the rear garden, with the remainder mainly laid to lawn and featuring mature trees.

Floorplan

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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9 Guardhouse Park benefits from double glazed uPVC windows and doors and has air source heating.

Services

Mains services.

Council Tax

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

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

All floor coverings, white goods, light fittings and garden room are included in the sale.

Price

Offers over £165,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

Arrange a viewing

Contact us

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Opening hours:

Monday to Friday 09:00 - 17:00

Closed for an hour 13:00 - 14:00



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