



Blustery Braes, Stromness, Orkney, KW16 3JP
FOR SALE – Offers over £335,000



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Blustery Braes, Stromness, Orkney, KW16 3JP

- Fabulous views
- Open-plan kitchen/living room
- Sun room
- uPVC double glazing
- Air source heating
- Shed with lean-to greenhouse

Blustery Braes is a beautiful family home, with the opportunity to purchase a successful self-catering business alongside.

Blustery Braes, is a 1.5 storey three-bedroomed detached dwelling, which is well-presented and maintained to a high standard throughout. The property sits in a large plot which is laid to lawn with a graveled parking area.

Situated in rural Stromness with spectacular countryside and sea views towards Hoy, Blustery Braes is only a few minutes' drive from the parish's historic town centre which provides an excellent selection of independent shops, restaurants, art galleries and a museum. Stunning coastal trails and beaches are only a short drive away; whilst also being conveniently located for exploring archaeology sites.

The Stromness Travel Centre, bus stop and ferry services located nearby provide extensive travel links, including to Kirkwall, the south isles and the Scottish mainland. Kirkwall airport is located approximately 15 miles away.

Details for the linked self-catering business, The Old Smokery, can also be found on our website.



Kitchen

Entrance through uPVC exterior door. Window to front. Open plan to living room. Laminate flooring. Ample, modern floor and wall mounted units with worktop space above. 1 ½ bowl stainless steel sink with mixer tap and drainer. Integrated appliances comprise of dishwasher, 5 burner gas stove top, eye level oven and grill.

Living Room

Open plan to kitchen. Carpet. Double aspect windows allowing natural light to flow through. Built in floor mounted unit with shelving which is shared with kitchen. Access to sunroom, dining room, hallway and upstairs.

Conservatory

Vinyl flooring. Triple aspect windows with spectacular, panoramic views towards Hoy. Access to outside patio.

Dining Room

Carpet. Built in storage cupboard. Double aspect windows to side and rear.

Hallway

Vinyl flooring. Access to bathroom and bedroom.

Bathroom

Vinyl flooring. Privacy glazed window to front. WC. Shower enclosure with mains pressure shower. Extractor fan. Heated towel rail. Wash hand basin with mixer tap. Freestanding slipper bath with mixer tap. Fitted LED mirror.

Downstairs Bedroom

Carpet. Window to front. Built in wardrobe.

Landing

Carpet. Access to bedrooms.

Bedroom 1

Double bedroom. Carpet. Double aspect windows to side and rear. Built in wardrobe.

Bedroom 2

Double bedroom. Laminate flooring. Built in wardrobe with mirrored doors. Storage cupboard. Access to en-suite.

En-suite

WC. Wall mounted wash hand basin with mixer tap and integrated under sink cupboard and shelving. Shower enclosure with electric shower. Wall mounted lights.

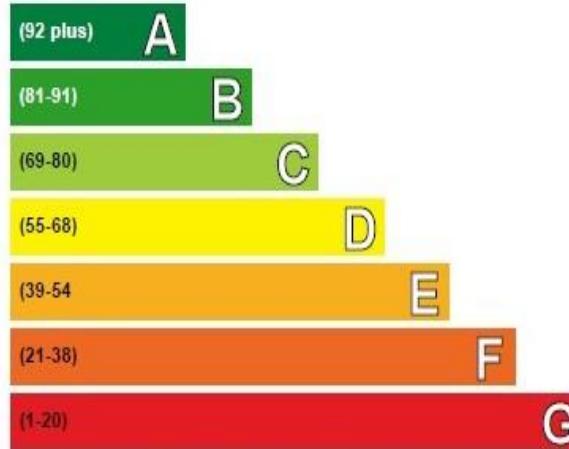


Floor Plan



EPC

Very energy efficient - lower running costs



Current	Potential
63	80

Not energy efficient - higher running costs



COUNCIL TAX

The subjects are in Band E. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band D.

SERVICES

Mains electricity and water. Private septic tank.

FIXTURES AND FITTINGS

White goods, floor and window coverings are included in the sale price.

PRICE

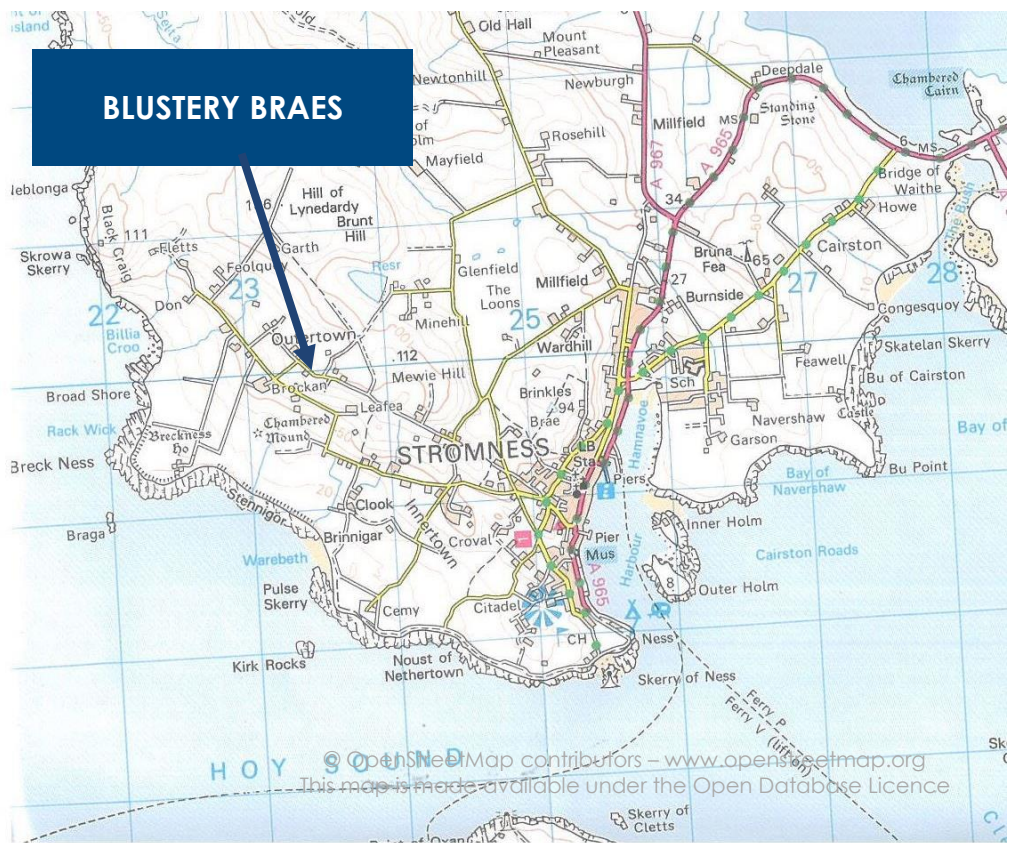
Offers over £335,000 are invited.

VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

Telephone: 01856 872 216
Fax: 01856 872 483

Email: hello@dandh.co.uk
***All viewings are conducted at the viewers own risk.**



NOTES - These particulars have been prepared following inspection of the property in June 2023 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.