



1 Victoria House, Back Road,
Stromness, Orkney, KW16 3AJ
FOR SALE – Offers over £185,000



1 Victoria House, Stromness

- Character Ground Floor Apartment
- Fantastic Sea Views
- uPVC double glazing
- Oil Fired Central Heating
- Great Proportions
- Modern Kitchen and Bathroom
- Generous, exclusive gardens

Stunning light filled two bedroomed ground floor dwelling. This is a spacious apartment in a character property with commanding views of Stromness.

This property boasts an exclusive, mature garden, which includes outdoor stone seating and sheltered courtyards. The apartment is situated in an elevated position and is conveniently located near the bustling harbour and independent shops. Additionally, it is within walking distance of schools, art galleries, and a museum. For more extensive amenities, Kirkwall is approximately 16 miles away.

Viewing is highly recommended to see the full potential this lifestyle property has to offer.



Entrance Hallway

Positioned to the front of property with commanding views. Timber entrance door. Tiled flooring. Access to hallway.

Living and Dining Room

An inviting, spacious, light filled room located at the front of the property. Laminate flooring. Radiator. Direct access to kitchen and hallway.

Kitchen: Located to the rear of property with courtyard views. Modern floor and wall mounted units with ample worktop space above. Cupboard for hot water tank. Stainless steel sink with mixer tap and drainer. Integrated fridge and freezer. Integrated oven with ceramic hob and stainless steel extractor fan above. Laminate flooring. Access to living/dining and hallway.

Utility Area

Situated behind the kitchen, the utility area is at the back of property in a hallway recess. Space and plumbing for appliances. Tiled flooring. Access to hallway and sheltered courtyard.

Bedroom 1

Views to the front garden. Double bedroom with double aspect windows. Laminate flooring. Radiator. Access to hallway.

Bathroom

Positioned to the rear of the property and a great size with bath and mains pressure overhead shower, white pedestal wash hand basin, and WC. Tiled flooring. Radiator and wall heater. Access to hallway.

Bedroom 2

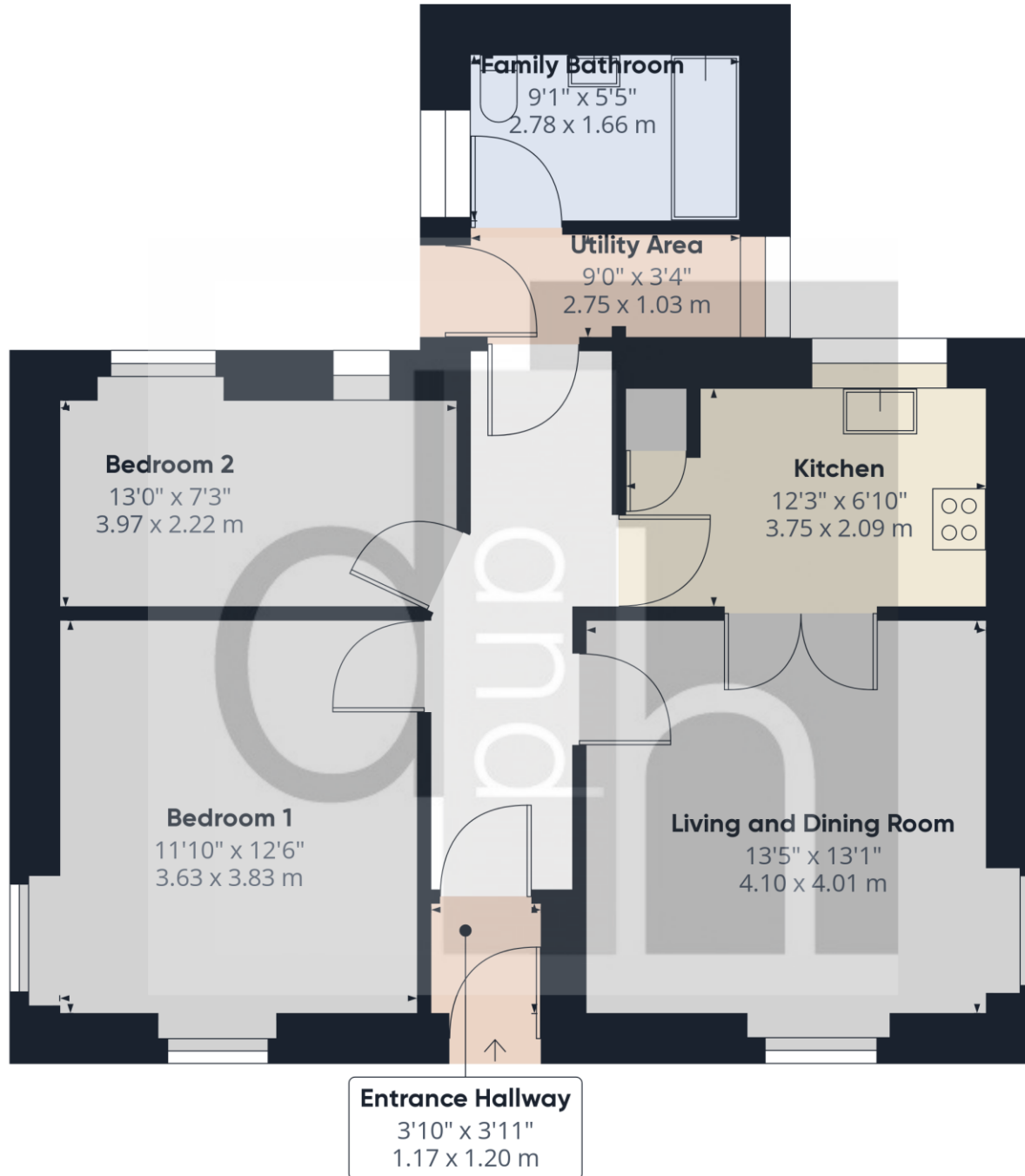
Situated to the side of property with views over garden. Laminate flooring. Radiator. Access to hallway.

Garden

Positioned to the front and side of the property with a stone paved patio and seating and steps leading up to a generous mature side garden that offers beautiful, elevated views of the surrounding area. A level seating area is located in the middle of the garden making this a great space for entertaining. There is also the addition of a useful shed. Access to front gardens and close to on-street parking.



Floor Plan



Approximate total area⁽¹⁾

656.92 ft²

61.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

COUNCIL TAX BAND

The subjects are in Band (B). The Council Tax Band may be re-assessed 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 (58)

SERVICES

Mains water, electricity and drainage.

FIXTURES AND FITTINGS

Floor and window coverings, are included in the sale price.

PRICE

Offers over £185,000 are invited.

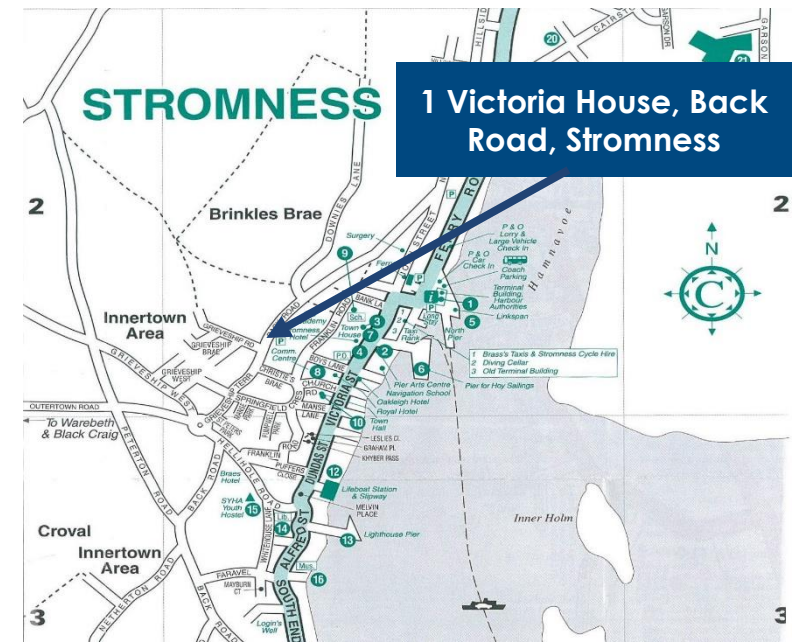
VIEWING

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

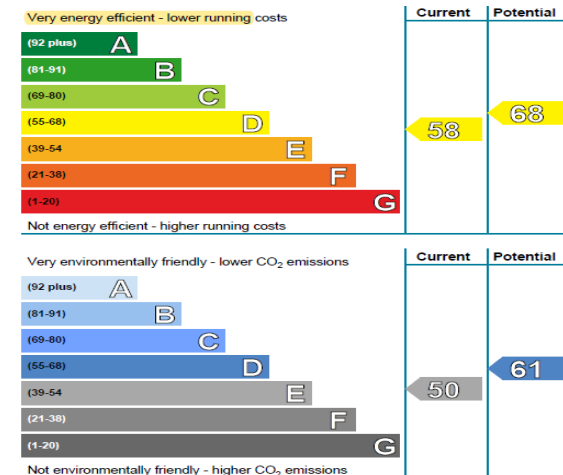
Telephone: 01856 872216

Email: hello@dandhlaw.co.uk

*All viewings are conducted at the viewers own risk.



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NOTES - These particulars have been prepared following inspection of the property in November 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.

