



PROPERTY

Bruichladdich,

Howe Road, Stromness,
Orkney, KW16 3JU



Well-presented 4 bedroom bungalow situated in the parish of Stromness, just a few minutes' drive from the town centre. Amazing panoramic views can be seen from all around the property and beautiful views over the Bay of Navershaw.

Bruichladdich has an open fireplace in the sitting room whilst also benefitting from oil central heating and radiators. The kitchen is fully fitted and all bedrooms have fitted wardrobes.

The property has UPVC double glazed windows and doors throughout. The double-glazing in the garage has recently been replaced.

Outside is a chipped driveway which leads to the property and a large double garage.

There is a large garden surrounding the property which is mainly laid to lawn with a patio and drying line to the rear of the property. All outside timber has been treated as recommended in the home report.

Accommodation comprises of entrance porch, hallway, kitchen/dining room, utility, sitting room, bathroom, airing cupboard, 2 storage cupboards, 4 bedrooms and en-suite.

Bruichladdich is tastefully decorated throughout and is in walk-in condition, making this an ideal family home.

Offers over £275,000

Accommodation

Entrance Porch (1.5m x 1.3m):

uPVC double glazed outer door with privacy glazing, linoleum flooring, door to hallway.

Hallway (1.1m x 8.1m x 3.2m):

Carpet, access to attic, 2 x radiators, 2 x smoke detectors, airing cupboard with hot water tank, 2 x storage cupboards (one with fuse board), doors to entrance porch, kitchen/dining room, sitting room, bathroom, master bedroom and bedrooms 2, 3 and 4.

Sitting Room (5.6m x 4.0m):

Carpet, window, radiator, open fireplace, 2 x phone points, 2 x aerial sockets, door to hallway.

Kitchen/Dining Room (6.4m x 3.7m):

Linoleum flooring, window, patio doors leading to paved patio, kitchen units with units above, stainless steel one and a half sink with drainer, continental oven, gas cooker with hood, spaces for fridge/freezer and dishwasher, 2 x phone points, aerial socket, space for table and chairs, doors to hallway and utility.

Utility (1.5m x 2.35m):

uPVC double glazed outer door, linoleum flooring, window, stainless steel sink with drainer, units with cupboards above, space for washing machine, Camray boiler, water/heating controls, door to kitchen.

Bathroom (2.2m x 2.45m):

Linoleum flooring, window, radiator, WC, WHB, bidet, bath with pressure shower, vanity unit with lights, shaver socket, door to hallway.

Master Bedroom (5.0m x 2.8m x 3.1m):

Carpet, window, radiator, 2 x built in wardrobes, aerial socket, phone point, doors to hallway and en-suite.

En-Suite (1.5m x 3.2m):

Linoleum flooring, window, radiator, WC, WHB, shower, door to master bedroom.



Kitchen/Dining Room



Sitting Room

Accommodation

Bedroom 2 (3.5m x 3.2m):

Carpet, window, radiator, built in wardrobe, aerial socket, phone point, door to hallway.

Bedroom 3 (3.0m x 2.8m):

Carpet, window, radiator, built in wardrobe, aerial socket, phone point, door to hallway.

Bedroom 4 (3.0m x 2.3m)

Carpet, window, radiator, built in wardrobe, aerial socket, phone point, door to hallway.

Outside

Garage (13.5m x 8.35m)

2 x up and over electric doors, uPVC double glazed outer door, 3 x windows, power and light, stainless steel sink with drainer, roof space with storage, door to toilet.

Toilet (1.4m x 1.8m):

Concrete flooring, uPVC double glazed window, WC, WHB, door to garage.

Oil tank and gas bottles are located to the rear of the garage.



Kitchen/Dining Room



Sitting Room



Master Bedroom



Master Bedroom



En-Suite



Bedroom 2

Photographs



Bedroom 3



Bedroom 4



Bathroom



Utility



Patio Area and Garage



Patio Area



Garden

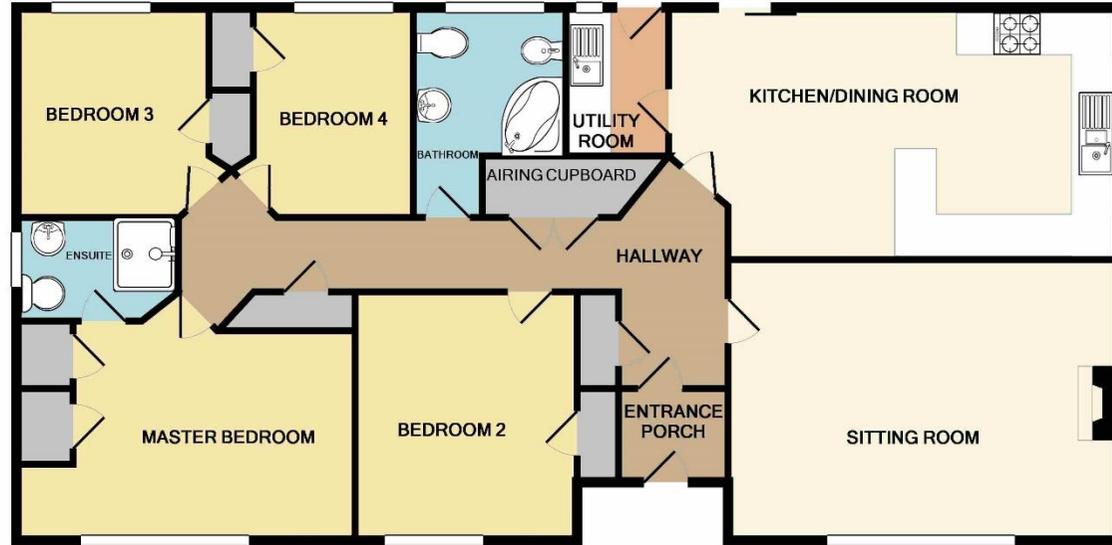


Garden and View



Garden and View

Floor plans



TOTAL APPROX. FLOOR AREA 1281 SQ.FT. (119.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

COUNCIL TAX

The subjects are in Band D. The Council Tax Band may be re-assessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band E (53).

SERVICES

Septic tank, telephone.

FIXTURES AND FITTINGS

All floor coverings and curtains are included in the sale price. White goods are excluded from sale.

VIEWING

For an appointment to view telephone d and h on (01856) 872216.

PRICE

Offers over £275,000 are invited.



© Crown copyright. All rights reserved. Licence number SR 100017390

NOTES - These particulars have been prepared following an inspection of the property on the 6th August 2019 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. 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

d and h, 56A Albert Street, Kirkwall, Orkney KW15 1HQ tel: 01856 872216 fax: 01856 872483
email: enquiries@dandhlaw.co.uk www.dandhlaw.co.uk