

TO LET

**19a Dundas Street
Stromness
Orkney
KW16 3BZ**



19a Dundas Street is a "C" listed 1 bedroom semi-detached townhouse situated within the Stromness Conservation Area. The property is within walking distance to Stromness town centre and associated local amenities.

FEATURES:-

- Combination of single & double glazed windows
- Air source heating
- Kitchen with modern built in units, stainless steel sink with drainer, built in dishwasher, electric oven & gas hob
- Shower room with shower cubicle, wash hand basin, W.C & heated towel rail
- W.C / utility room with W.C, wash hand basin & washing machine
- Private rear courtyard with timber shed
- Open plan kitchen / sitting room
- Well presented throughout

SERVICES

Mains services

EPC RATING

Band E (51)

COUNCIL TAX

Band B

Landlord Registration Number: PENDING

Rent – £495 P.C.M



GROUND FLOOR



1ST FLOOR

TENANCY AGREEMENT

The property is available to rent by way of a Private Residential Tenancy Agreement. Interested parties will be required to complete an application form and referencing. No pets or smoking in the property without the landlords prior written consent.

RENT

£495 per calendar month, payable monthly in advance.

DEPOSIT

A deposit of £495 will be required.

FURNISHINGS

The property is available to rent on a part furnished basis to include washing machine, fridge / freezer, electric cooker, gas hob, dishwasher & kitchen table.

UTILITIES

The Tenant is responsible for all utility costs to include electricity, gas, council tax, telephone / broadband as applicable. BT broadband is provided by the Landlord at an additional monthly cost.

VIEWING

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

Telephone: 01856 872 216
Fax: 01856 872 483
Email: enquiries@dandhlaw.co.uk

NOTES - These particulars have been prepared following inspection of the property in October 2020 and from information furnished by the landlord 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 tenants 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 letting agents. However, the landlord retains the right to accept an offer at any time. We accept no responsibility for any expenses incurred by intending tenants in inspecting properties.

d and h,
 56A Albert Street,
 Kirkwall,
 Orkney,
 KW15 1HQ



PROPERTY

Letting Agent
 Registration Number
 LARN2006004

www.dandlaw.co.uk