



1 Springfield Crescent, Stromness, Orkney, KW16 3AS

Offers over £135,000





1 Springfield Crescent

Stromness, Orkney, KW16 3AS

- Semi-detached 2 storey house
- UPVC double glazed windows
- Ground floor wet room shower
- Popular residential area
- 3 bedrooms
- Oil fired central heating to radiators
- Large garden with sea views
- Close to Stromness town centre

Overview

The property is located in a popular residential area within walking distance of Stromness town centre. Local amenities include a doctors surgery, dentist, bank, Co-op, Stromness Primary School, Stromness Academy along with a range of other services. Northlink Ferries have daily sailings from Stromness to Scrabster with Orkney's capital city, Kirkwall, being located approximately 15 miles away.

1 Springfield Crescent is a semi-detached 2 storey property with 3 bedrooms. There are double glazed UPVC windows and an oil fired boiler to radiator central heating system throughout. The property is neutrally decorated and will appeal to a range of purchasers.

Externally there is a large side / rear garden enjoying views over Stromness harbour.



Ground Floor:

Hallway

Double glazed timber entrance door, vinyl flooring & radiator

Sitting Room

Well proportioned room with window, vinyl flooring, radiator & storage cupboard. Tiled feature former fireplace surround

Kitchen

External double glazed timber door leading to rear of property, window, vinyl flooring, radiator, storage cupboard, built in kitchen units with stainless steel sink & drainer

Bedroom 1

Double bedroom with window to front of property, carpet & radiator

Wet Room Shower

Mixer shower, wash hand basin, W.C, radiator & privacy glazed window





First Floor:

Landing

Carpet & door to storage cupboard with shelving

Bedroom 2

Front double bedroom with sea views from window, carpet & radiator

Bedroom 3

Rear double bedroom with window, carpet, radiator & built in wardrobe with shelving

External:

Garden

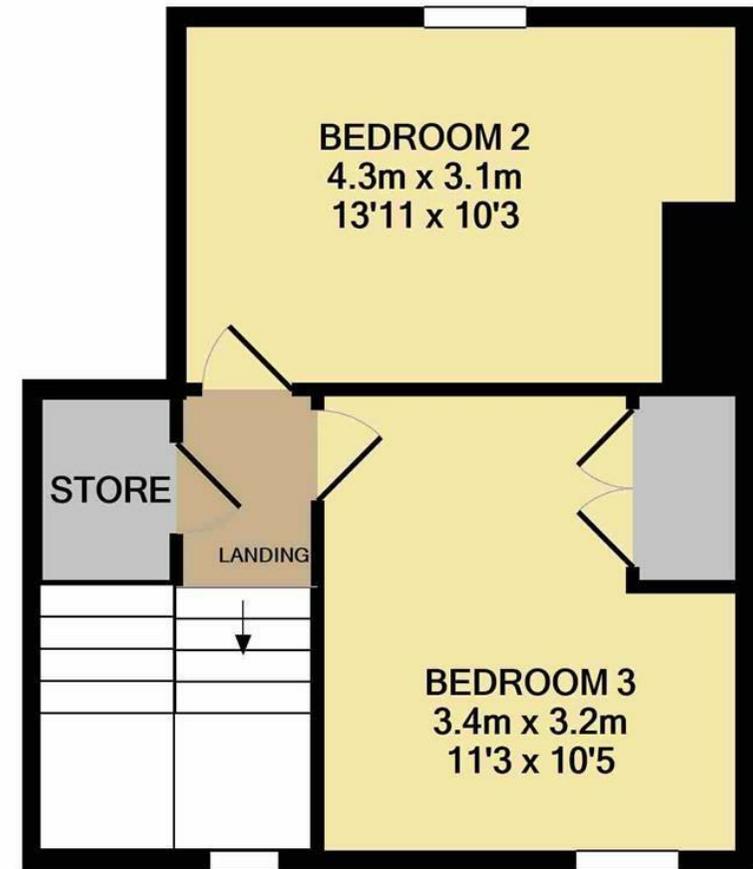
Large side / rear garden with outside tap & views over Stromness harbour



Floor Plan



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Services

Mains electricity, water & drainage.

Fixtures and Fittings

Floor & window coverings, where present, are included in the sale.

Price

Offers over £135,000 are invited.

Viewing

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

Branch: d and h Property
56a Albert Street, Kirkwall, Orkney, KW15 1HQ

Telephone: 01856 872 216
Fax: 01856 872 483

Email: enquiries@dandhproperty.co.uk



www.dandhlaw.co.uk/property



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	

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