



Marina House Apartments, Stromness, Orkney, KW16 3AE
FOR SALE – Offers over £395,000



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Marina House Apartments, Stromness, Orkney, KW16 3AE

- Off-peak electric heating
- Wooden internal doors
- Wood-effect double glazed UPVC windows
- Newly built to high standard
- Two separate 2 bed flats
- Shared double garage
- additional public parking on the doorstep
- Enclosed outside courtyard

Marina House Apartments is a well-established self-catering business comprising two separate, semi-detached flats with a shared double garage. Nestled in the heart of the historic town of Stromness, and overlooking the busy marina and harbour, the property is within walking distance of shops, schools, art galleries and the museum; while stunning coastal trails and beaches are only a short drive away.

The property is situated close to the Stromness Travel Centre, bus stop and ferry services with extensive travel links: including Kirkwall, the south isles and the Scottish mainland.



Apartment 1

Entrance

Accessed through a UPVC external door with privacy glass panels. The entrance is fitted with carpet and gives access to the kitchen through an internal wooden door.

Kitchen/Diner

A large spacious kitchen, fitted with vinyl flooring; built in floor and wall units; stainless steel sink and drainer; and built in hob and hood. The UPVC double glazed sliding doors give access to the fully enclosed patio as well as providing a wealth of natural light throughout the room. Access to the shared garage through lockable fire door. Sliding doors give access to the fully enclosed patio/courtyard

WC

The downstairs WC is located just off the kitchen and is fitted with vinyl flooring, a wash hand basin and a privacy glazed window.



Lounge

A large lounge area fitted with carpet and 4 large windows offering beautiful harbour and sea views as well as allowing natural light to flow through the room. The attached, open plan hallway leads through to the 2 bedrooms.

Double Bedroom with En-suite

This room is fitted with carpet and 2 spacious built in wardrobes. The adjoining, well equipped en-suite is fitted with vinyl flooring, a shower cubicle, WC, wash hand basin and shaver light and plug.

Twin Bedroom with En-suite

This room is fitted with carpet and 2 built in spacious wardrobes with an attached built in dressing area. The adjoining en-suite is fitted with vinyl flooring, a bath with overhead shower, a wash hand basin, WC and has a small privacy glass window.



Apartment 2

Entrance

Accessed through a UPVC external door with privacy glass, the entrance is fitted with carpet and a cupboard which houses the electricity meter.

Kitchen/Diner

The kitchen is fitted with vinyl flooring, built in floor and wall units, a stainless steel sink and drainer and a built in hob and hood. There are 2 large windows to the front of the property and also a large under stair cupboard with space and plumbing for washing machine and tumble drier.

WC

The bathroom is fitted with vinyl flooring, a bath with overhead shower, WC, a wash hand basin, an extractor fan and a radiator. There is a privacy glass window that faces to the rear of the property.

Lounge

The lounge area is fitted with carpet and has 4 large windows facing to the front of the property offering beautiful harbour and sea views. The living room also has a fitted radiator and up lights above the windows.



Downstairs Bedroom

The bedroom is fitted with carpet and has 2 built in wardrobes along with a built in dressing table. The room has 2 windows facing to the side of the property and has a fitted radiator.

Bedroom with En-suite

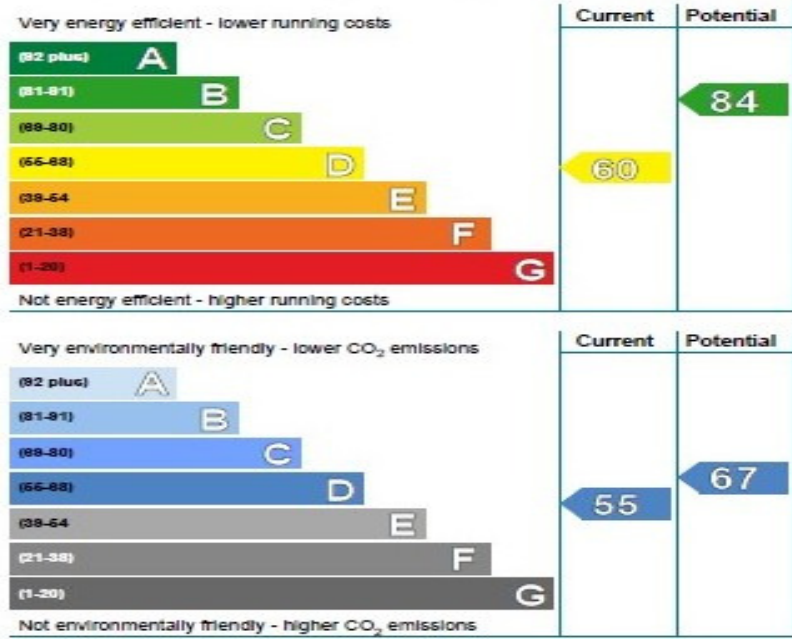
This bedroom is fitted with carpet, a built in wardrobe, a radiator and a window facing to the rear of the property. This room also has the hatch leading to the attic and gives access to the adjoining en-suite. The en-suite is fitted with vinyl flooring, a shower cubicle, WC, a wash hand basin, an extractor fan and a shaver light and plug.

Garage

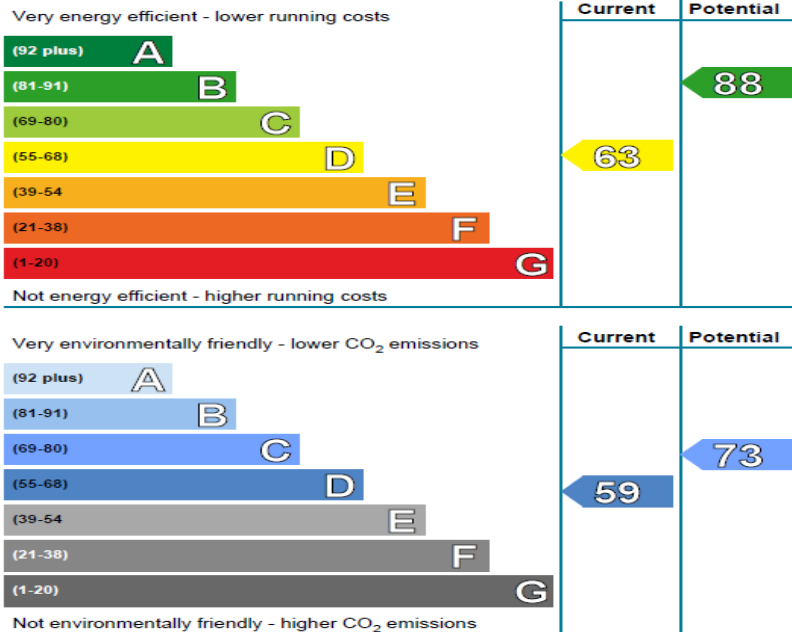
The shared garage has 2 wood effect, electric doors, has space for 2 cars and has a lockable fire door that gives access to apartment 1. It is fitted with a stainless steel sink and drainer, a hose, and 2 windows to the rear of the property and door giving access to the rear of the property. The cupboard with the pressurised water tank and cupboard with the meter are both located in the garage.



EPC Apartment 1



EPC Apartment 2



Floor Plan



Rateable Value

The rateable value per annum per apartment is £1,600. The flats benefit from the small business rates relief as self-catering properties.

ENERGY PERFORMANCE RATING

The property has an energy rating of band D (60) and D (63).

SERVICES

Mains services, telephone.

FIXTURES AND FITTINGS

Carpets, curtains, and floor coverings are included in the sale price. Contents are available by separate negotiation.

PRICE

Offers over £395,000 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.**



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