



3 Alfred Street, Stromness, Orkney, KW16 3DF  4  2  2  E

FOR SALE – Offers over £250,000

3 Alfred Street, Stromness

- Substantial detached character property
- Located in the conservation area within Stromness
- Wooden double and secondary glazed windows
- Stunning, modern kitchen/diner and sitting room
- Oil-fired central heating
- Generous garden and sheltered patio with large shed

Nestled in the heart of Stromness within the conservation area, this is an attractive old Merchant House, the living room of which was historically the local Post Office. A spacious character property with 4 /5 bedrooms it has the flexibility of separating a one bedroom wing for guests. This thoughtfully decorated home is attractive and offers flexible living space or a fantastic family home. It benefits from a mature garden with space for outdoor seating and entertainment. The property is set close to the bustling harbour and independent shops and is within walking distance of schools, art galleries and museum. Kirkwall, with more extensive amenities, is approximately 13 miles away.



Entrance Hallway

Positioned to the front of property with iconic street view. Timber entrance door with coat hooks and shelf above radiator. High cupboard to house meter. Vinyl flooring. Access to sitting room and self-contained wing.

Sitting Room/Dining and Kitchen Room

Sitting Room: An inviting sitting room located at the front of the property. Recessed shelving. Carpet flooring. Radiator. Access to kitchen.

Kitchen: Located to the rear of property with garden views. Ample floor and wall mounted units with generous worktop space and central island unit with wood worktop and space for dining. Double Belfast sink with mixer tap and slate effect worktops and splash back and tiles. Integrated dishwasher. Commercial size, eight burner gas hob and cooker with integrated stainless steel extractor fan above. The hot water tank cupboard is situated on the far end of kitchen. Under stairs cupboard offers storage. Wood effect flooring. Access to utility.

Utility

Leading from kitchen into utility at the back of property. Space for two stacked appliances. Tile effect flooring. Access to kitchen and sheltered courtyard.

Kitchen/Diner and Living Room

Located to the front wing of property with picturesque street views. Double aspect windows creating a light filled room. Deep window sills. Ample floor and wall mounted kitchen units with laminate worktop space and stainless steel sink with mixer tap. Integrated cooker with electric hob and stainless steel extractor fan and splash back. Feature exposed stone wall in lounge area and fireplace recess. Laminate effect flooring. Radiator. Access to bedroom.

Bedroom

Views over patio. Carpet flooring. Radiator. Access to en-suite and lounge.

En suite Shower room

Step up to enclosed electric mains pressure shower, white pedestal wash basin with stainless steel pillar taps and WC. Extractor. Laminate flooring.

Upstairs landing

Feature wrought iron staircase and landing situated in the middle of dwelling. Access to all rooms upstairs.

Bedroom

Positioned to the rear of property with views over garden. Decorative feature fireplace with tiled surround. Recess cupboard with shelving. Carpet flooring. Radiator. Access to hallway.

Family Bathroom

Located at the rear of property. Spilt level room and step up to bath with pillar taps, generous corner shower enclosure with mains pressure shower and mixer. Pedestal wash hand basin with mixer tap. Extractor. Laminate flooring. Fitted towel rail and small, wall mounted cupboard. Radiator. Access to loft and upstairs landing.

Master Bedroom

Positioned to the front of property. Double aspect windows allowing great natural light. Feature fireplace with hearth and decorative tile surround, not tested.

Dado rails and decorative coving. Carpet flooring. Radiator. Access to upstairs landing.

Bedroom

Located at the front of the property with view over picturesque street, currently has a billiards table. Decorative feature fireplace with tiled surround. Carpet flooring. Radiator. Access to Upstairs landing.

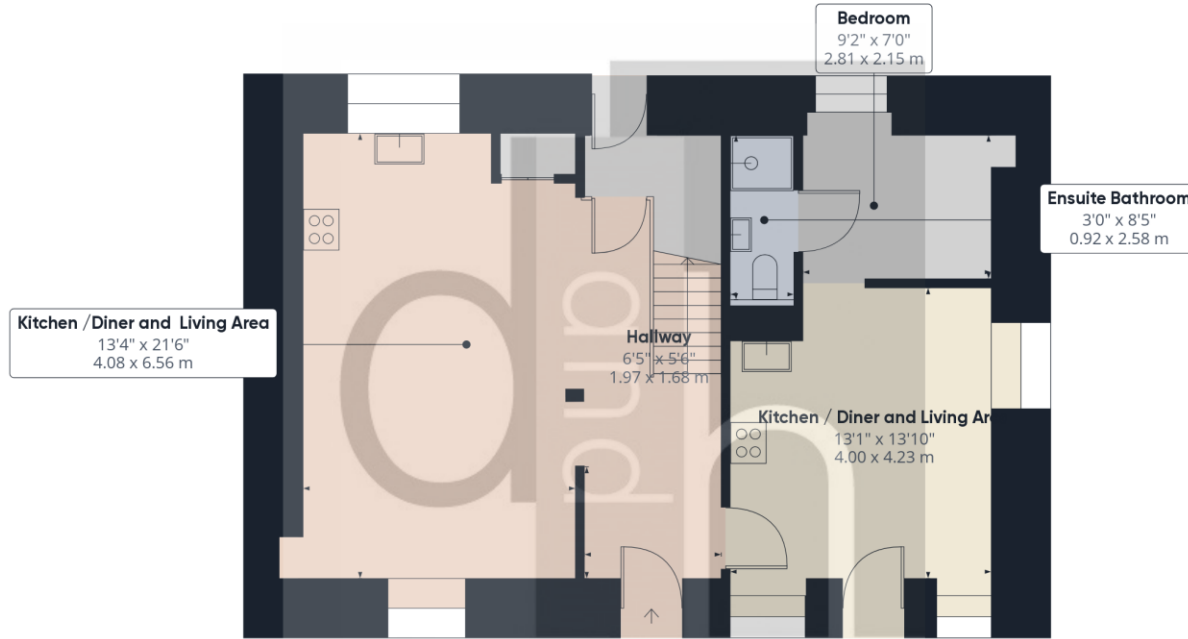
Bedroom/Office

In the front and middle of dwelling with view over street. Currently being used as an office or single bedroom. Carpet flooring. Radiator. Access to Upstairs landing.

Garden

Positioned to the rear of property with sheltered, paved patio and steps leading up to generous mature back garden with elevated views of surroundings. A level seating area is located in the middle of garden and also a large shed. A large space for entertaining. Access to side gate and onto street parking.

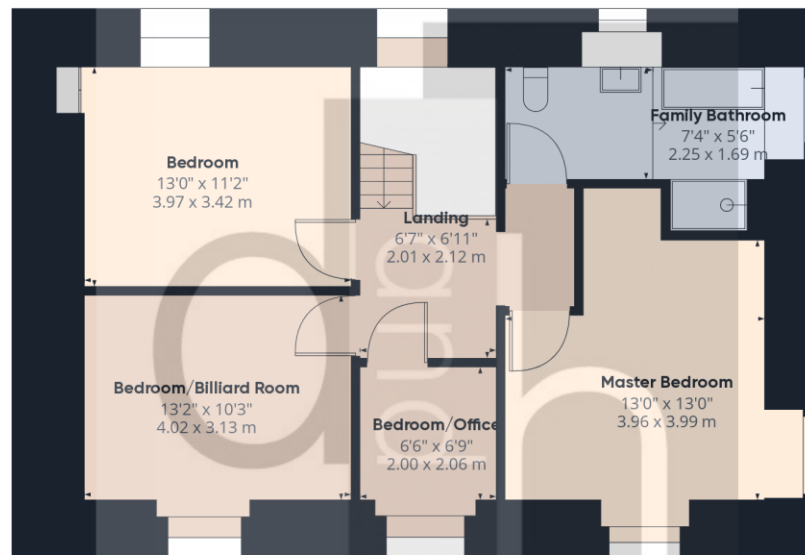
Floor Plan



Floor 0

Approximate total area⁽¹⁾

1447.99 ft²
134.52 m²



Floor 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 C. 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 E (42)

SERVICES

Mains water, electricity and drainage.

FIXTURES AND FITTINGS

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

PRICE

Offers over £250,000 are invited.

VIEWING

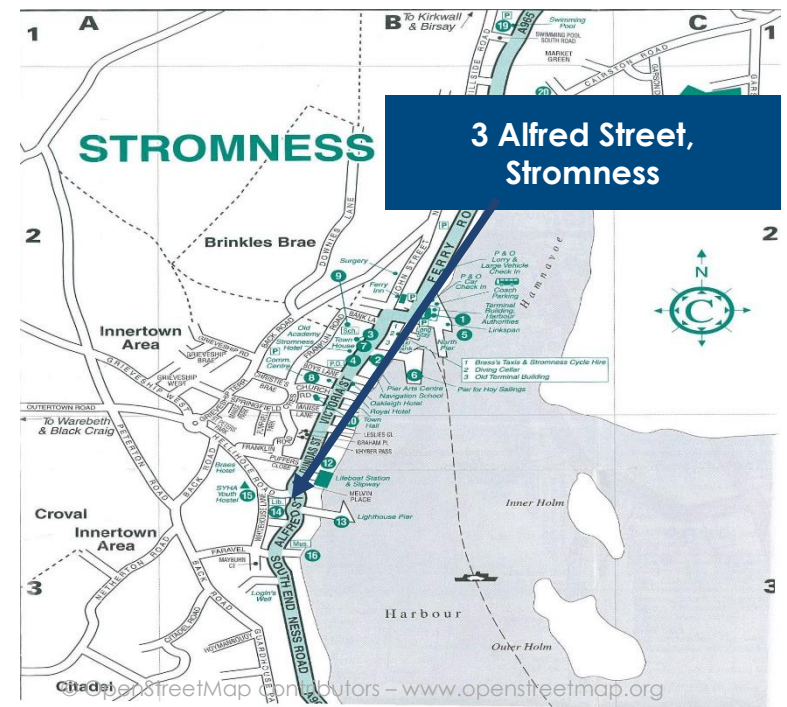
All viewings to be arranged by appointment only through d and h as the sole selling agent.

Telephone: 01856 872 216

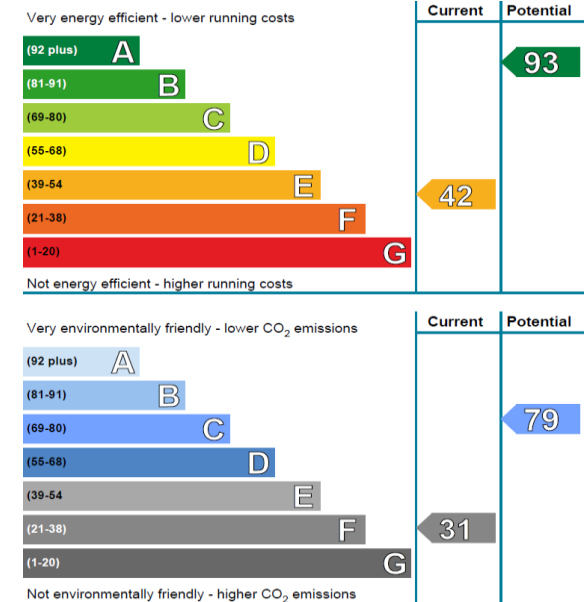
Fax: 01856 872 483

Email: hello@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. January 2024

