



15 CITADEL DRIVE, STROMNESS, ORKNEY, KW16 3EJ  
**FOR SALE – Offers over £195,000**



## 15 Citadel Drive, Stromness, Orkney

- Convenient location
- Air source to under floor heating
- uPVC double glazed windows and doors
- Paved garden
- External linked storage room
- Driveway parking with car port

15 Citadel Drive is a 4 or 5 bedroom end terraced property with modern family, kitchen/utility and bathrooms and offers generous storage. Bedroom 5 could be utilised as a study or small bedroom. The garden is easily maintained, being mainly paving. Driveway parking with car port leading to a useful storage room.

Situated in a quiet residential area in Stromness that is conveniently located close to the schools as well as being within walking distance to shops, supermarket, post office, sports amenities and the main ferry port.

Kirkwall, and the further amenities located there, is approximately 16 miles away.

This property would be ideal for a wide range of purchasers including families and for those looking for an investment property. We highly recommend viewing to see the full potential this property has to offer.





### **Entrance Porch**

Entry through uPVC door. Coat hooks. Cupboard housing meter and electrical fuse box. Access through to the hallway.

### **W.C.**

Wash hand basin. W.C. Access to hallway.

### **Living Room**

Spacious room with double aspect windows to the front and side. Access to the hallway.

### **Kitchen**

Patio doors to the rear lead to the garden. Floor and wall mounted units with a good run of worktop space. Stainless steel sink with drainer. Space for cooker. Space for further white goods. Ample space for dining table and chairs. Access to hallway.

### **Utility Room**

Utility room with floor and wall mounted units. Stainless steel sink with drainer. Space and plumbing for washing machine and a stainless steel sink. Access to kitchen.

### **Bedroom 1**

Window to side. Double built in wardrobe with hanging rail and shelf. Access to ensuite and hallway.

### **Ensuite Bathroom**

Privacy glazed window to side. Wet room with W.C., wash hand basin, bath and mains pressure shower. Access to bedroom.

### **Bedroom 5/Study**

Window to rear. Single built in wardrobe with hanging rail and shelf. Access to hallway.



## **First Floor**

### **Landing**

Velux window to the rear aspect. Loft access. Access to bedrooms, bathroom and heating control room.

### **Bedroom 2**

Bright room with window to side and velux to rear aspect. Access to landing.

### **Bedroom 3**

Window and velux to side aspect. Access to landing.

### **Bedroom 4**

Window to side and velux to front. Access to landing.

### **Family Bathroom**

Privacy glazed window to the side aspect. Wash hand basin. W.C. Bath with electric shower over and wet wall paneling surround. Extractor fan. Access to landing.

### **Heating Control Room**

Heat pump, water tank and shelving. Access to landing.

### **Gardens**

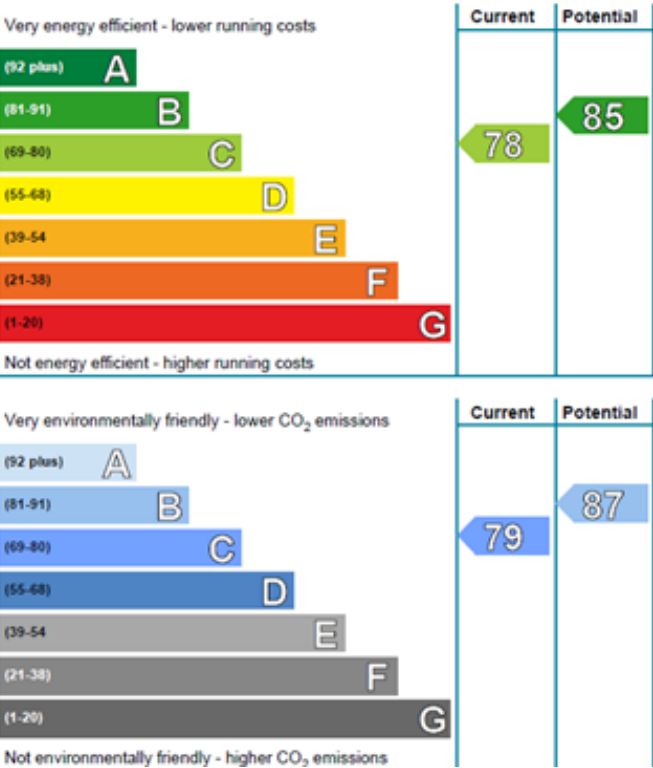
A rear paved patio area which incorporates a rotary drier, timber shed and small area of lawn to the side. The patio is enclosed by a timber fence. Driveway parking and car port to the front of property.

### **Storage Shed**

Accessed from the driveway and car port this is a large storage area which could be utilised as a workshop. Timber exterior doors to access rear patio and driveway.



EPC



Floor Plan



COUNCIL TAX

The subjects are in Band D. The Council Tax Band may be re-assessed by the Orkney Island's Council when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band C (78)

SERVICES

Mains electricity and water with drainage.

GENERAL

Factoring charge payable to Orkney Housing Association Ltd is currently £26.52 per annum. Please note, this is subject to an increase for 2025/26.

FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price.

PRICE

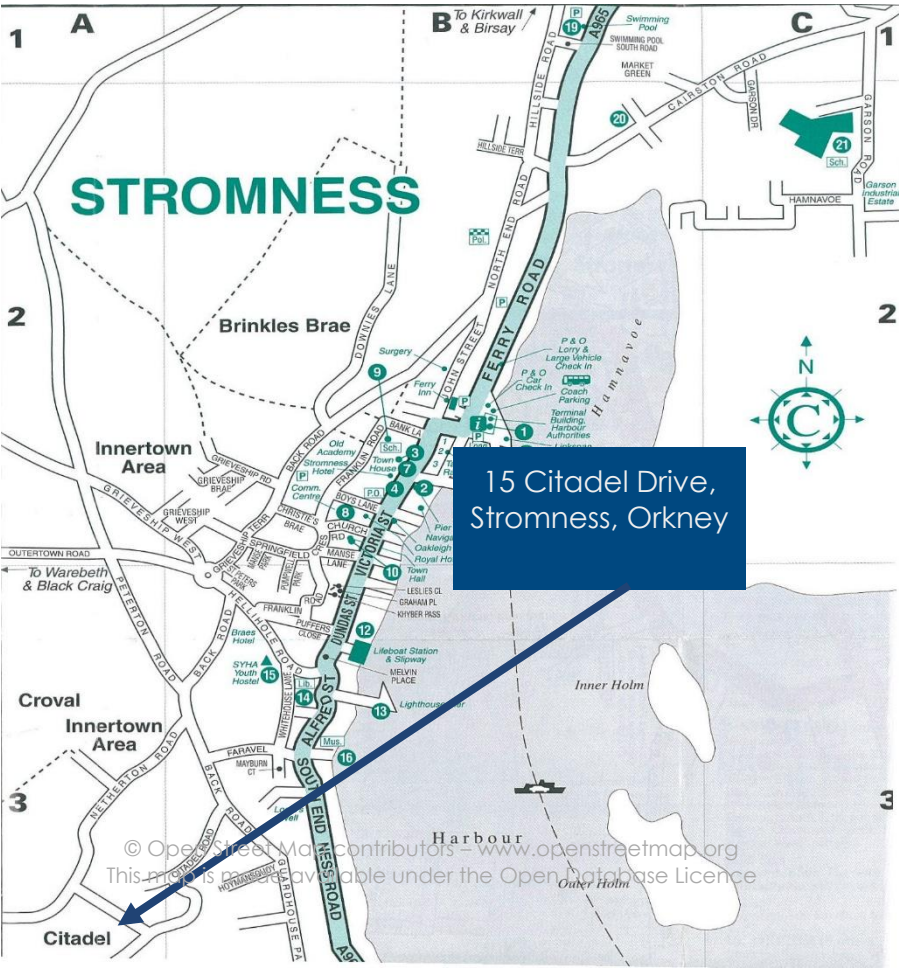
Offers over £195,000

VIEWING

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

Telephone: 01856 872216

Email: hello@dandhlaw.co.uk  
\*All viewings are conducted at the viewers own risk.



NOTES - These particulars have been prepared following inspection of the property in January 2025 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.