



25 HILLSIDE ROAD, STROMNESS, ORKNEY, KW16 3HR  
**FOR SALE – Offers over £100,000**





## 25 Hillside Road, Stromness, Orkney

- Desirable first floor flat
- Convenient location
- Move in condition
- Tasteful decoration
- Electric panel heaters, electric heated towel rail
- uPVC double-glazed windows and door
- Garden to the rear

25 Hillside is an attractive first floor flat with 1-bedroom in a detached two storey property. It is situated in an elevated position in a quiet residential area of Stromness.

The property benefits from a generously sized sitting room, modern kitchen and shower room and a good-sized bedroom. Private access via a stone staircase and a garden area to the rear.

The flat is conveniently located close to the schools as well as being within walking distance of independent shops, supermarket, post office, sports amenities and the main ferry port. A bus service to Kirkwall is available and is located within a few minutes' walk. Kirkwall, and the further amenities located there, is approximately 16 miles away.

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



### **Entrance Hallway**

Private entrance through part glazed uPVC door. Cupboard housing meters and fuse box. Access to sitting room, kitchen, bedroom and shower room.

### **Sitting Room**

Bright, spacious room with triple aspect windows offering far reaching views over Stromness. Ample room for a dining table and chairs. Deep window sills add to the character. Access to hallway.

### **Kitchen**

Views over front aspect. Modern floor and wall-mounted units with a good run of worktop space with tiled backsplash. Stainless steel sink with mixer tap and drainer. Electric water heater below sink. Washing machine and tumble dryer. Space for cooker with integrated extractor hood above. Fridge freezer. Large storage cupboard. Access to hallway.

### **Bedroom 1**

Double bedroom with window to rear aspect. Access to hallway.

### **Shower Room**

Privacy glazed window to front. Tiled shower enclosure with electric shower. Wash hand basin set in vanity unit. W.C. Heated towel rail. Loft access with storage. Access to the hallway.

### **Outside**

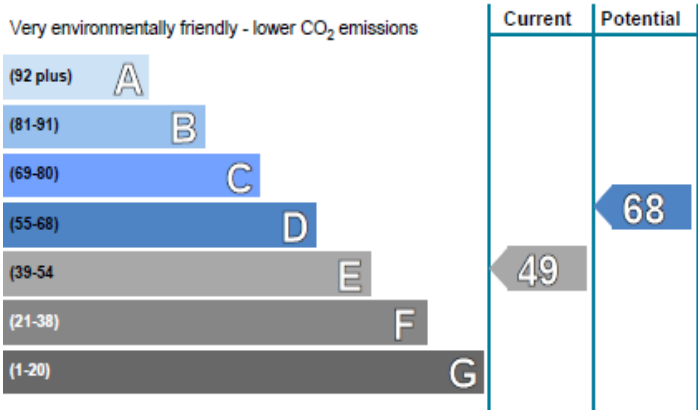
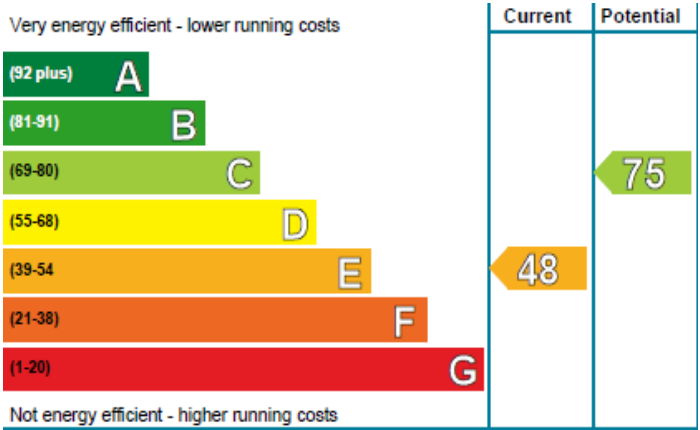
The garden is bounded by a low timber fence and traditional dry stone walls. There is a chipped drying area along with an area suitable for planting.



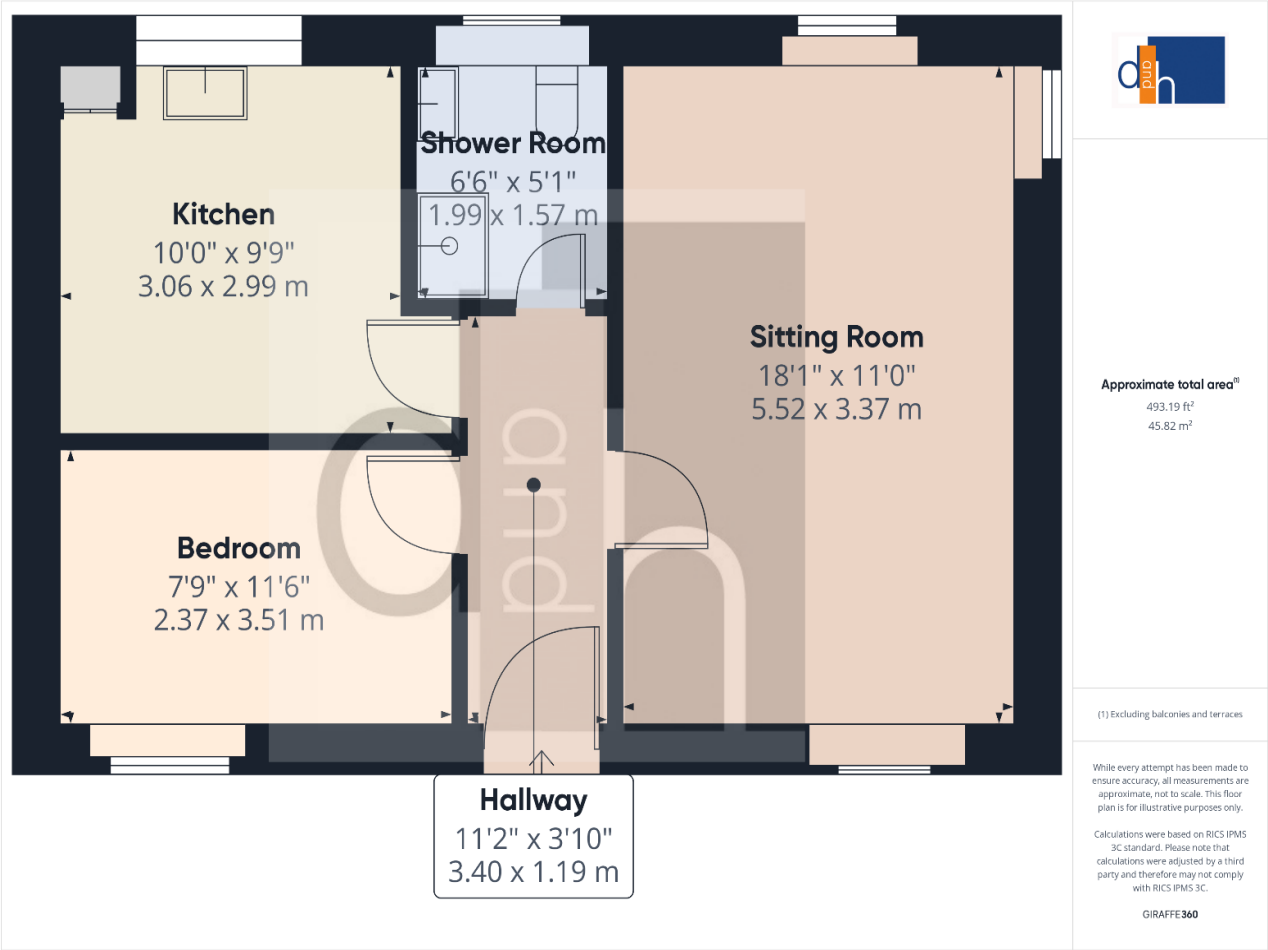




EPC



Floor Plan



## COUNCIL TAX

The subjects are in Band A. 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 E(48)

## SERVICES

Mains electricity, water and drainage.

## GENERAL

Maintenance costs will be split 50/50 with ground floor flat.

## FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price. White goods are included. Furniture is available by separate negotiation.

## PRICE

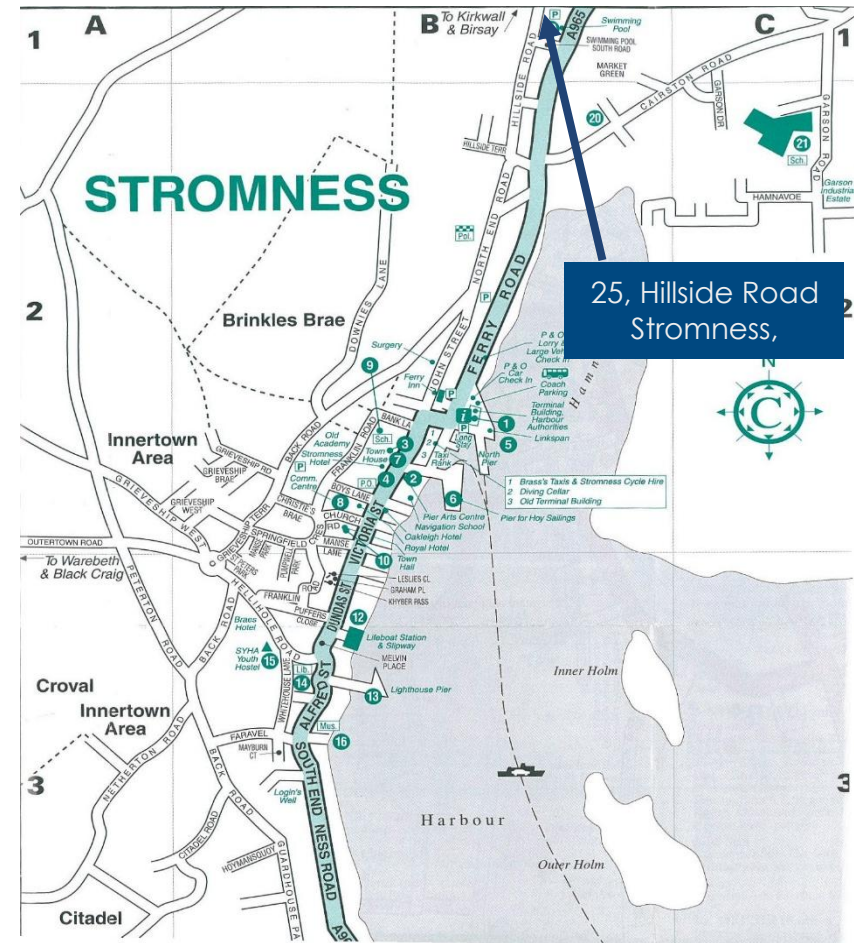
Offers over £100,000 are invited.

## 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](mailto:hello@dandhlaw.co.uk)



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

March 2025