



25 & 26 HILLSIDE ROAD, STROMNESS, ORKNEY, KW16 3HR
FOR SALE – Offers over £230,000



25 & 26 Hillside Road, Stromness, Orkney

- Desirable properties
- Stylish decor
- Convenient location
- Air to air heat pump two internal units, solid fuel stove, electric panel heaters and electric heated towel rails
- uPVC double-glazed windows and doors
- Gardens with paved pathway
- Timber shed
- Car parking space
- Configuration is currently ground floor 2 bedroom and first floor 1 bedroom flat

25 & 26 Hillside Road is a desirable two storey detached property. The properties are well maintained and offer move in condition and versatility. Currently set up as 2 bedroom ground floor flat and first floor 1 bedroom flat with separate entrances. Situated in an elevated and convenient position in a quiet residential area of Stromness.

The properties benefit from stylish décor throughout and modern open plan living, dining and kitchen rooms, modern shower rooms with 3 good-sized bedrooms. There is the benefit of gardens to front and rear with a car parking space. Private access to rear via stone staircase to the top floor flat.

The properties are 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.

These properties would be ideal for a wide range of purchasers including those that are looking for investment properties. We highly recommend viewing to see the full potential these stylish properties have to offer.



Ground Floor

Entrance Hallway

Entry through part glazed uPVC door. Cupboard housing meters and fuse box. Coat hooks. Access to living, dining and kitchen room, bedrooms and shower room.

Living, Dining and Kitchen Room

Bright and stylish room with windows to front and rear aspects. Living room with perfect window sill seat. Recess fireplace with wooden mantle, stove and slate hearth. Modern floor and wall-mounted units with ample run of worktop space. Vinyl upstands. Composite sink with drainer and mixer tap. Electric water heater below sink. Washing machine. Oven and induction hob with extractor. Fridge Freezer. Shelving. Glass and cup hanging racks. Access to hallway.

Bedroom 1

Window to front aspect views over garden. Double bedroom. Shelving. Coat hooks. Mirror. Access to the hallway.

Bedroom 2

Window to rear aspect. Large window sill. Access to the hallway.

Shower Room

Privacy glazed window to the rear aspect. Modern shower enclosure with wet wall paneling. Wash hand basin with tiling. W.C. Mirror cabinet. Extractor. Access to the hallway.

First Floor

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.

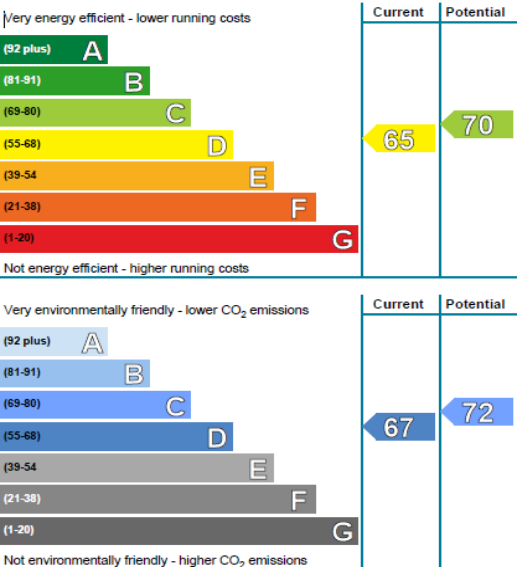
Outside

The gardens are bounded by timber fencing and dry stone walls. Mainly laid to lawn with a paved pathway and established border. There is a chipped drying area along with an area suitable for planting. Generous attached timber shed with uPVC double glazed window and door. Offering utility area and storage. Exclusive parking space to the front of the property.

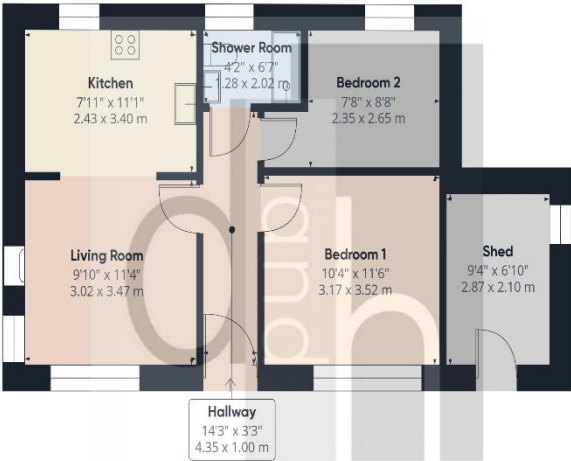




EPC GROUND FLOOR



Floor Plan

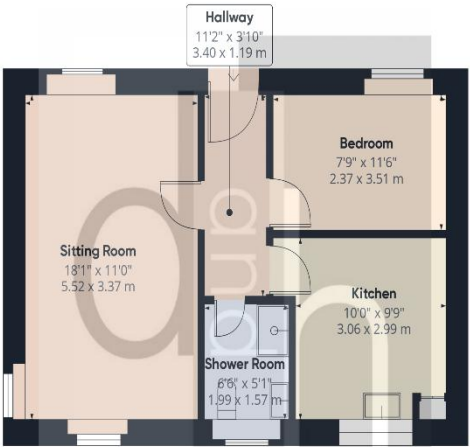
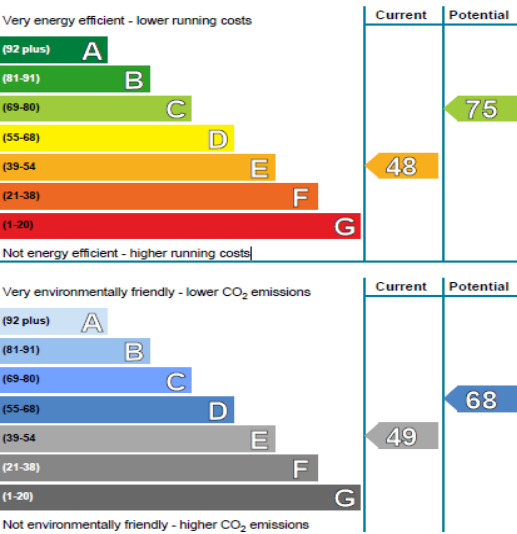


Floor 0



Approximate total area⁽¹⁾
1065.83 ft²
99.02 m²

EPC FIRST FLOOR



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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 D(65) for the ground floor and E (48)for the first floor flat.

SERVICES

Mains electricity and water with drainage.

GENERAL

Maintenance of roof and all common areas will be spilt equally with both flats.

FIXTURES AND FITTINGS

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

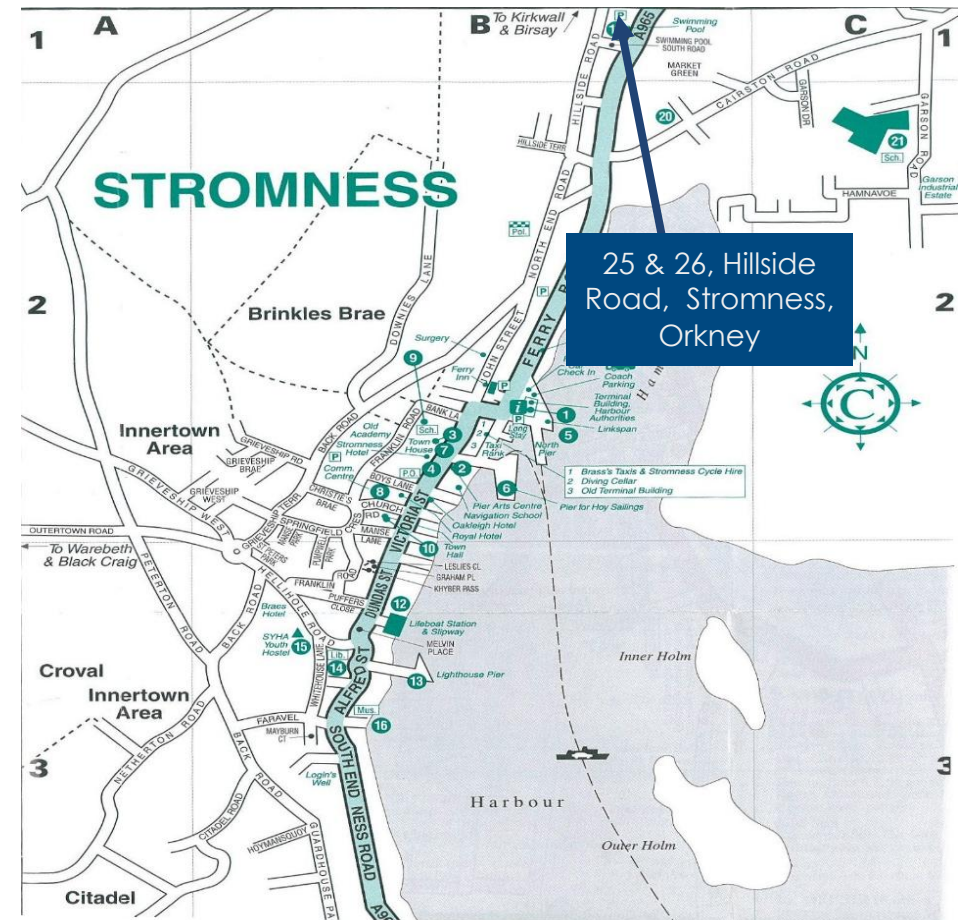
PRICE

Offers over £230,000 are invited.

VIEWING

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

Telephone: 01856 872216



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

April 2025