



37 GRAHAM PLACE, STROMNESS, ORKNEY, KW16 3BY  
FOR SALE – Offers over £250,000



## 37 Graham Place, Stromness, Orkney

- Desirable property
- Move In condition
- Neutral decor
- Central location
- Central heating system underfloor plus radiators, electric heated towel rails and wood burning stove
- Timber double glazed windows and door, PVC rear door
- Conservation area

37 Graham Place is a desirable two storey semi-detached property. The property is well maintained and offers a move in condition. Situated in a charming position in the heart of Stromness forming part of the conservation area.

The property benefits from bright décor throughout, a modern inviting sitting room and kitchen that has space for a dining table, utility room, modern shower room and family bathroom with 3 good-sized bedrooms. There is the benefit of rear access to the property.

The property is conveniently located close to the independent shops, supermarket, post office and in walking distance to schools, sports amenities and the main ferry port. A bus service to Kirkwall is available and is located within a 5 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 those that are looking for an investment property. We highly recommend viewing to see the full potential this charming property has to offer.



## Ground Floor

### Entrance Hallway

Entry through timber panelled and glazed front door. Cupboard housing meters and fuse box. Access to sitting room, kitchen room and stairs.

### Sitting Room

Bright and stylish room with window to front aspect. Wood burning stove, with tiled surround and timber mantle. Recessed lower cupboards with glass shelving above. Cupboard under window sill. Wall lights. Access to entrance hallway and inner hallway that has a large understairs cupboard with coat hooks.

### Kitchen Room

Window to front aspect. Dining table with 6 chairs. Modern floor and wall-mounted units with a shelf and ample run of worktop space. Tilled splash back. Stainless steel sink with drainer and mixer tap. Oven with ceramic hob and extractor above the oven. Under counter fridge. Microwave. Access to entrance hallway and inner hallway.

### Utility Room

Window to rear aspect. Run of worktop with composite double sink and mixer tap. Washing machine. Tiling back splash. Fridge Freezer. Boiler for heating and heating oil tank remote gauge. Coat hooks. Access to inner hallway.

### Family Bathroom

Privacy glazed window to side aspect. Shower with wet wall paneling and shower curtain. Semi pedestal wash hand basin. Wet wall paneling to walls. Bath. W.C. Glass shelf. Mirror. Light above mirror.. Heated towel rail. Access to inner hallway.

## First Floor

Glass feature above stairs. Landing offering access to bedrooms and shower room.



### **Bedroom 1**

Window to front aspect. Double bedroom. Two single recess wardrobes with hanging space and shelving. Attic access via cupboard. Access to the landing.

### **Bedroom 2**

Window to front aspect. Double bedroom, currently with two single beds. Deep window sill. Corner recessed wardrobe with hanging and shelf. Mirror. Access to the landing.

### **Bedroom 3**

Window to rear aspect. Double bedroom. Recessed wardrobe with hanging rail and shelf. Access to landing.

### **Shower Room**

Privacy glazed window to the side aspect. Wet room style, shower with wet wall paneling and shower curtain. Wash hand basin. W.C. Glass shelf. Mirror. Light above mirror. Access to landing.

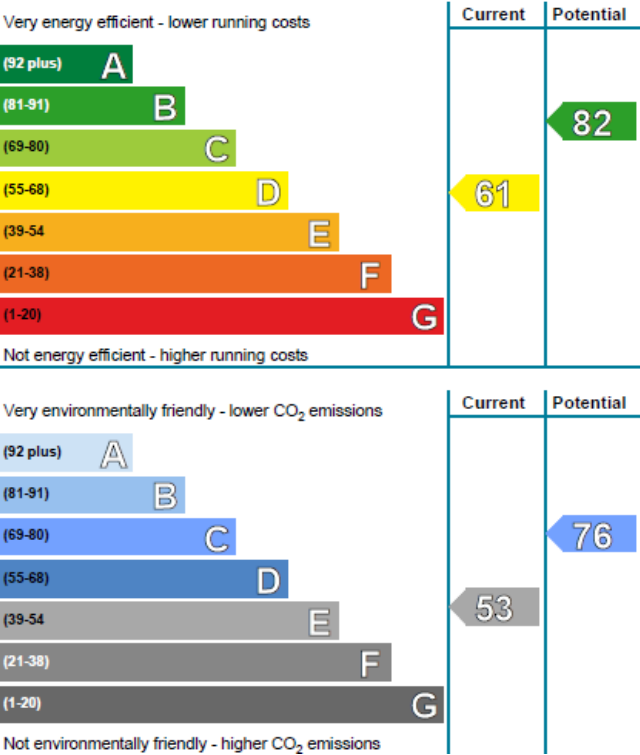
### **Outside**

Rear access with storage for bins and heating oil storage tank.





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 D(61)

## SERVICES

Mains electricity and water with drainage.

## FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price. All white goods and furniture and contents except specifically excluded are included in the sale price.

## PRICE

Offers over £250,000 are invited.

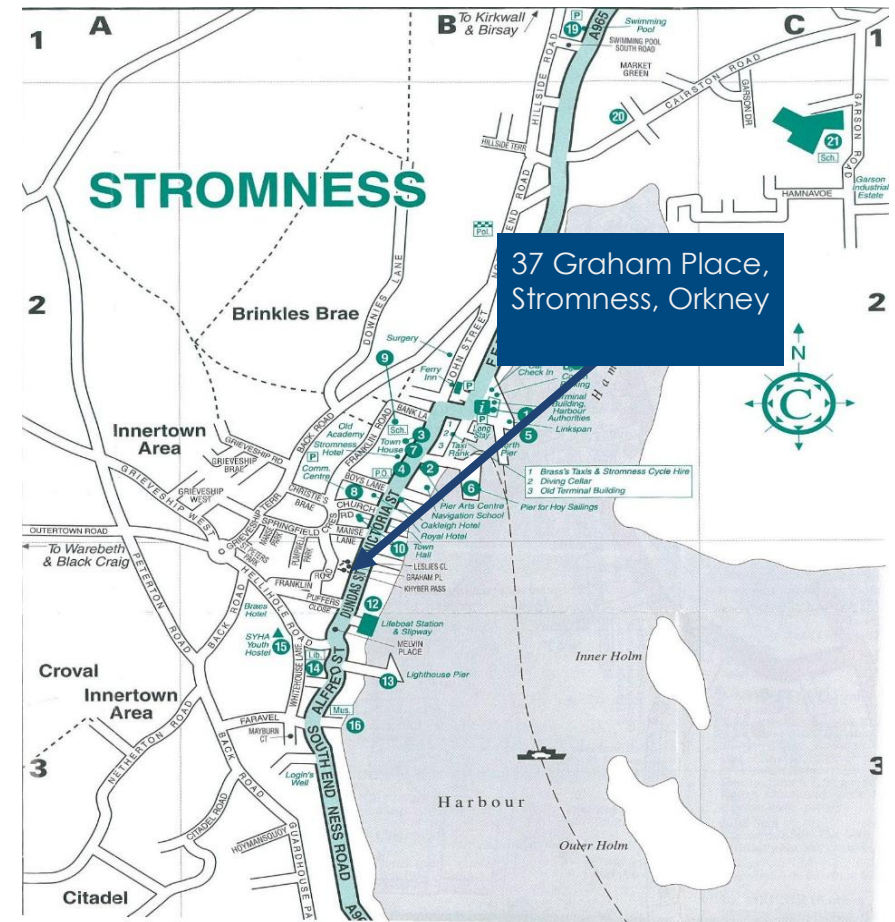
## VIEWING

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

**Telephone:** 01856 872216

**Email:** [hello@dandhlaw.co.uk](mailto: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 May 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.

May 2025