



# Orkney Property Centre

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**3 Guardhouse Park, Stromness  
KW16 3DP  
Offers over £85,000**



Two bedroomed mid-terraced dwellinghouse situated a short walk from the centre of Stromness with all local amenities. Would benefit from some modernisation and decoration.

Accommodation comprises Living room and Kitchen on the lower floor with Bathroom and two Bedrooms on the upper floor.

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### Living room

4.77m x 4.46m (15ft 8" x 14ft 8")

Well proportioned living room with laminate flooring and neutral décor. Closed solid fuel fire with wood mantle and stone surround and hearth providing a welcoming focal point. Built-in cupboard with shelving. Window to the front of the property with glazed door to the hallway and open doorway to the kitchen. Television and telephone point. Radiator.



### Kitchen

5.46m x 2.16m (17ft 11" x 7ft 1")

Fitted with units at floor and eye level with worktop space, sink and drainer. Cooker point and plumbed for a washing machine. Room for a fridge freezer. Vinyl flooring and two windows and half glazed external door to the rear. Space for a table and chairs. Under stair cupboard. Radiator.

### Bathroom

2.15m x 1.69m (7ft 1" x 5ft 6")

Fitted with a white suite comprising of a wash hand basin, w.c. and shower over the bath. Vinyl flooring and modesty glazed window to the rear. Tiling behind the bath and wash hand basin.





### Bedroom

5.47m x 3.22m (17ft 11" x 10ft 7")

Spacious carpeted double bedroom with window to the front of the property. Ample room for freestanding bedroom furniture. Radiator.



### Bedroom 2

3.69m x 3.22m (12ft 1" x 10ft 7")

Double bedroom situated to the rear of the property and affording views to the sea. Carpeted with neutral décor. Radiator.

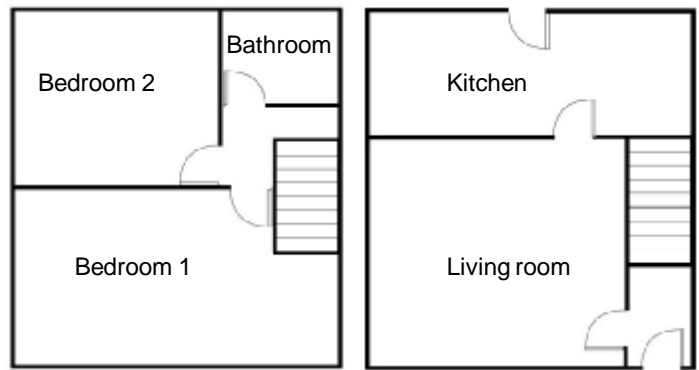


To the front of the property is a small garden area.

To the rear is a long garden, laid to lawn with a drying green. Garden shed 2.51m x 1.88m (8ft 2" x 6ft 2") is included in the sale.



3 Guarhouse Park benefits from double glazed windows and uPVC doors and has solid fuel central heating throughout.



(Not to scale)



**General Notes – Home Report Available**

**Services - Mains Services, Telephone**

- **Council Tax – Band A.** This may be reassessed when the property is sold.
- **Viewing arrangements –** Please contact Orkney Property Centre to view the property
- **Entry –** By arrangement
- **Fittings & fixtures -** All floor coverings, light fittings and garden shed are included in the sale.
- **Price –** Offers over £85,000
- **Interested parties –** Please note your interest to Orkney Property Centre
- **Offers -** Written offers should be submitted to Orkney Property Centre

*Orkney Property Centre has produced the particulars of this property, including all photographs & measurements. They are intended to be a guide for prospective purchasers and are believed to be truthful as of December 2011. All measurements are approximate sizes only. Orkney Property Centre will take no responsibility or liability for any mistakes or omissions made or any consequences thereof. The vendor maintains the right to withdraw the property from the market.*



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