



# Orkney Property Centre

13 Bridge Street  
Kirkwall  
KW15 1HR  
01856 877 866

info@orkneypropertycentre.co.uk



**6 Faravel, Stromness  
KW16 3DT  
Offers over £105,000**



Beautifully presented three bedroom semi-detached house situated close to the golf course and a short walk from the centre of the picturesque town of Stromness.

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

Perfect for a young family, first time buyer or property investor.

[www.orkneypropertycentre.co.uk](http://www.orkneypropertycentre.co.uk)

Front vestibule with inner glazed door leads into the hallway with vinyl flooring and carpeted staircase leading to the upper accommodation. Telephone point. Glazed doors to the kitchen and living room.



**Living room**  
**4.41m x 3.95m (14ft 6" x 13ft)**

Welcoming living room with carpeting and neutral décor. Electric fire with wood surround providing a feature focal point may be available by separate negotiation. Large window to the front of the property allowing a good flow of natural light. Television and sky points. Storage heater.



**Kitchen**  
**4.35m x 2.65m (14ft x 8ft 8")**

Fitted with a stylish range of units at floor and eye level with integrated hob and oven. Good run of worktops with tiled splashback. Ample room for a table and chairs. Plumbed for a washing machine. Space for a fridge freezer. Vinyl flooring and window overlooking the rear garden. Storage heater.

Door leading to the rear porch 2.61m x 1.58m (8ft 7" x 5ft 2") incorporating a walk-in cupboard with worktop space and shelving providing excellent storage along with space to accommodate additional white goods. External rear door.



**Bedroom 1**  
**3.96m x 3.01m (13ft x 9ft 11")**

Well proportioned double bedroom with window to the front of the property. Carpeted with neutral décor. Shelved airing cupboard. Panel heater.

**Bedroom 2**  
**4.27m x 2.60m (14ft x 8ft 6")**

Situated to the rear of the property, this double bedroom is carpeted with ample room for freestanding bedroom furniture. Panel heater.



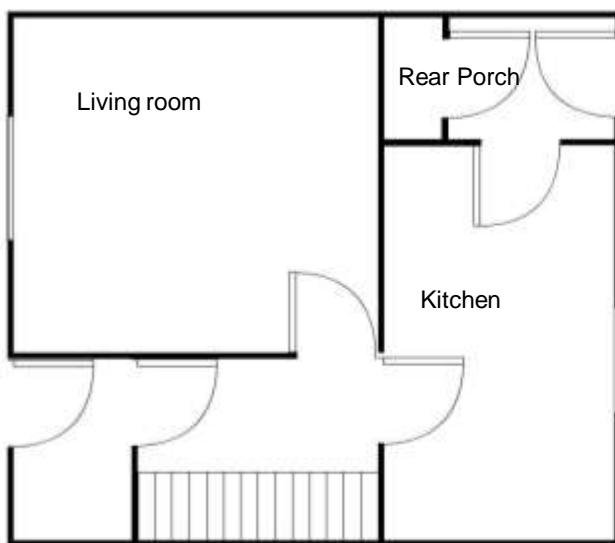
**Bathroom**  
**1.97m x 1.81m (6ft 6" x 5ft 11")**

Well appointed bathroom fitted with a three piece white suite with shower over the bath. W.C. and wash hand basin fitted into a vanity unit. Tiled walls and vinyl flooring. Modesty glazed window to the rear of the property. Heated towel rail.

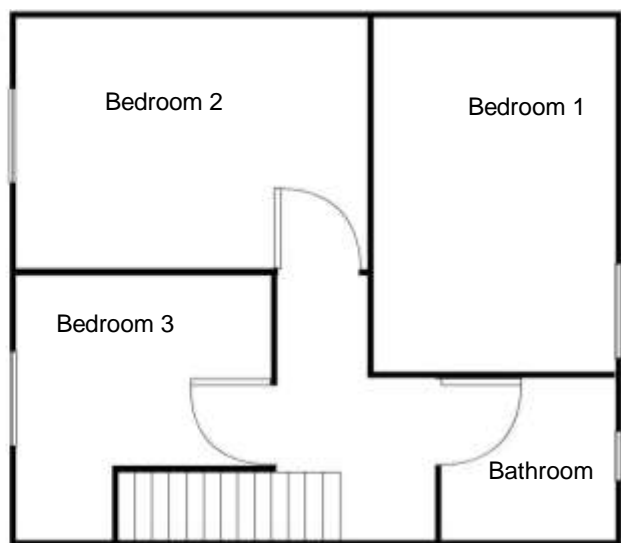
**Bedroom 3**  
**3.01m x 2.24m (9ft 11" x 7ft 4")**

Currently utilised as an office, this single bedroom is carpeted with two wardrobes providing good storage. Window to the front of the property. Telephone point. Panel heater.





Ground Floor



First Floor

Wooden garden shed 2.4m x 1.82m (8ft x 6ft) to the side of the property to be included in the sale. Pathway leading around to the rear garden which is laid to lawn.

6 Faravel benefits from double glazed doors and windows and has electric heating throughout.

**Services** – Mains service, Telephone

**General Notes** – Home Report available

- **Council Tax** - Band B. 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 carpets, floor coverings, light fittings and garden shed are included in the sale. Electric fireplace may be available by separate negotiation.
- **Price** – Offers over £105,000
- **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.*