



Orkney Property Centre



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7 Well Park, Stromness
KW16 3DN
Price – Offers over £95,000



Well presented two bedroom terraced house with wonderful views overlooking Stromness Bay. Ideally situated close to the golf course and a short walk from the centre of Stromness with all local amenities.

Accommodation comprises Living room, Kitchen, Bathroom and two Bedrooms.

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7 Well Park benefits from double glazed UPVC windows and has oil central heating enhanced by the multi-fuel stove in the living room.

Hallway

The downstairs hallway which is carpeted with neutral décor affords access to all the lower accommodation with staircase leading to Bedroom 2.



Living room

4.66m x 4.09m (15ft 4" x 13ft 5")

Beautifully presented with calm neutral décor. Window to the front of the property enjoying the fantastic views overlooking Stromness Bay. Multi-fuel stove providing a welcoming focal point. Shelved airing cupboard. Door leading to front vestibule. Television, telephone and sky point. Radiator.



Kitchen

4.62m x 2.43m (15ft 2" x 8ft)

Fitted with a range of units at floor and eye level with a good run of worktop space. Cooker point. Plumbed for a washing machine and space for a fridge freezer and drier. Vinyl flooring, three windows and external door to the rear garden. Extractor fan. Radiator.





Bedroom 1

**3.39m (at widest) x 3.16m
(11ft 2" x 10ft 4")**

Tastefully decorated in neutral colours, drapes and carpeting. Window to the front with views to the sea. Alcove providing space for a wardrobe. Radiator.



Bathroom

2.15m x 1.63m(7ft 1" x 5ft 4")

Fitted with a three piece white suite with shower over the bath. Modesty glazed window to the rear. Vinyl flooring. Radiator.



Bedroom 2

**4.37m (at widest) x 3.79m
(14ft 4" x 12ft 5")**

Spacious double bedroom on the upper floor, again enjoying the beautiful views on offer. Carpeted with co-ordinating drapes and carpeting. Built-in wardrobe providing storage. Telephone point. Radiator.

Under eaves storage area

4.03m x 1.63m (13ft 3" x 5ft 4")

Door on the upper landing leads to an excellent storage area under the eaves with lighting.



The rear garden is laid to grass with outside storage provided by a stone shed and a wooden shed. The front garden has a gravelled patio area. Perfect area for relaxation and enjoying the wonderful view on offer over Stromness Bay.



Services - Mains Services, Telephone

General Notes – Home Report Available

- **Council Tax** – Band A The charge for the year 2009/10 is £953.71 (£715.29 for single occupancy) 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, curtains and light fittings are included in the sale.
- **Price** – Offers over £95,000
- **Interested parties** – Please note your interest to Orkney Property Centre
- **Offers** - Written offers should be submitted to Orkney Property Centre

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