

Distillers House,

13 South End, Stromness, KW16 3DJ

OFFERS OVER £395,000





Distillers House is a stylishly renovated 2 storey 4-5 bedroom detached townhouse which lies within the Stromness Conservation Area.

The stunning property has quality fittings including a custom Nobilia kitchen, shower room, bathroom, en-suite with marble tiles, oak internal doors and is tastefully decorated throughout offering spacious family accommodation.

Beautiful sea views can be enjoyed from many rooms and outside is an enclosed garden with a large shed.

Properties of this calibre are rarely seen on the open market so viewing is highly recommended to appreciate all that is on offer.

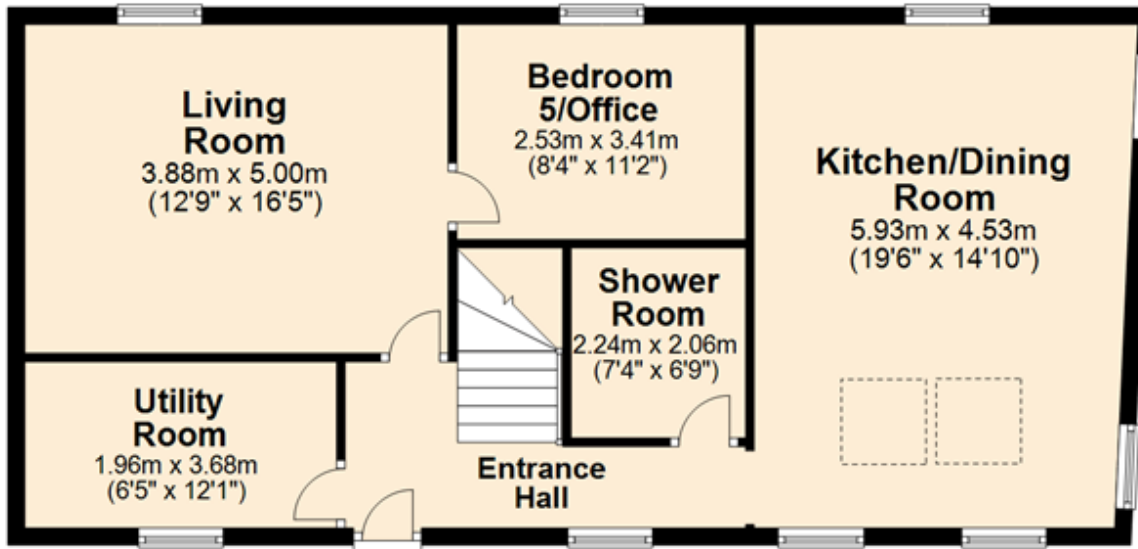
- Air to water heat pump with underfloor heating on the ground floor and radiators serving the first floor.
- Combination of sash and case triple glazed, sash and case double glazed and UPVC framed double glazed windows.
- Heat recovery system.
- Living room with built in entertainment unit.
- Bespoke Nobilia kitchen with integral appliances, vaulted ceiling with remote control velux with rain sensors.
- Utility room with plumbing for washing machine and pulley.
- Shower room.
- Office/bedroom 5.
- Master bedroom with en-suite shower room and dressing room.
- Bedrooms 2, 3 and 4 have built in wardrobes with mirrored doors.
- Bathroom with shower above bath.
- Enclosed garden to lawn with large shed.
- Sea views over the bay.

LOCATION

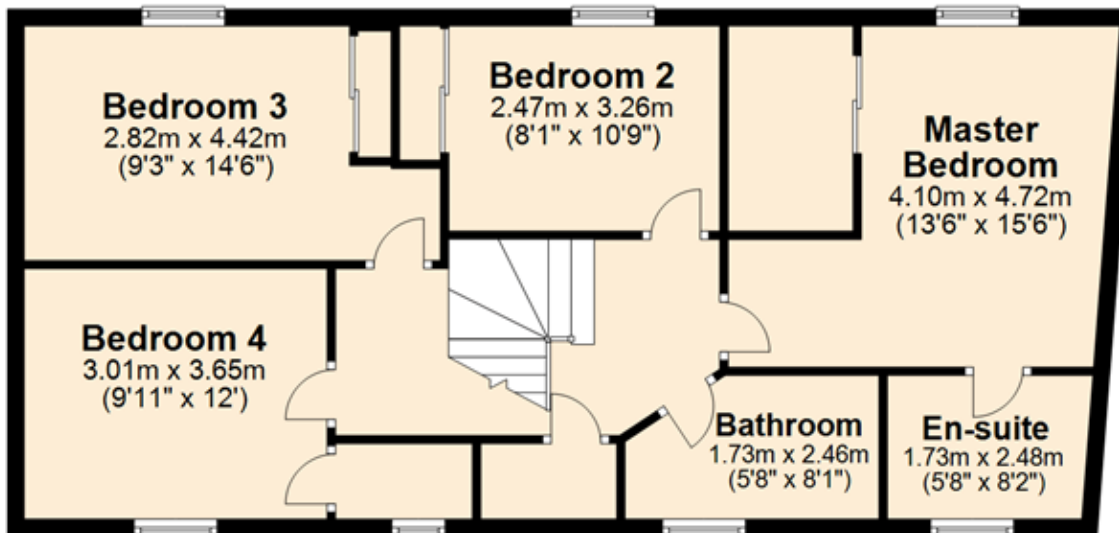
Distillers House is situated in a quiet residential area of Stromness not far from all local amenities.







FIRST FLOOR

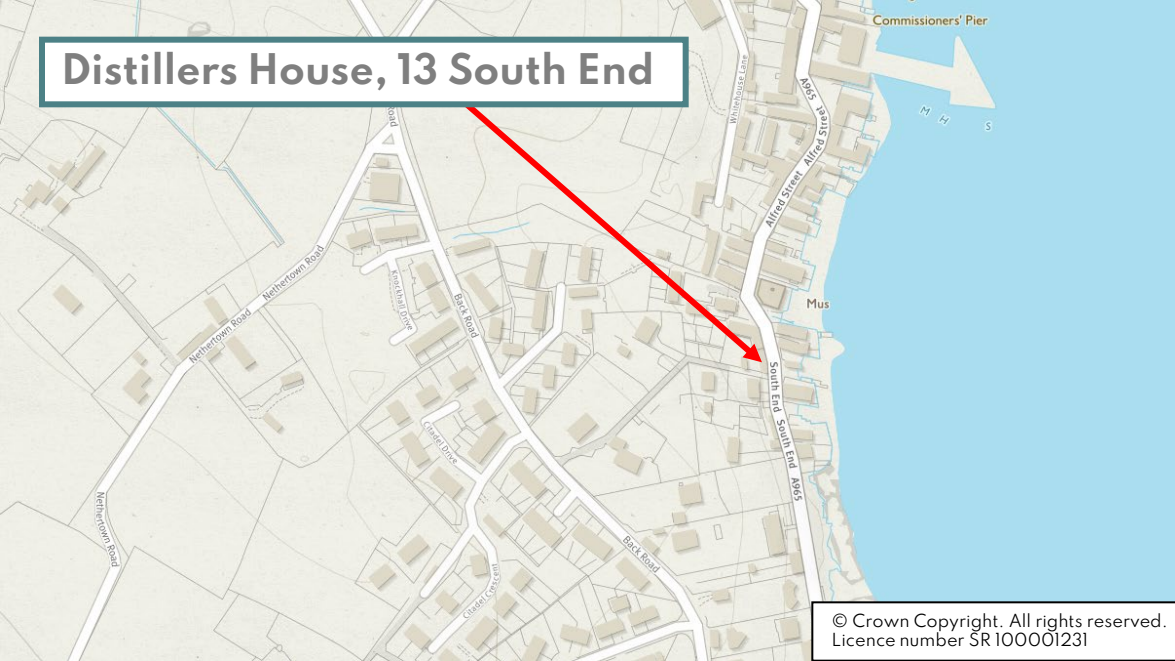


GROUND FLOOR





Distillers House, 13 South End



SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band E. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band D.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings are included in the sale price. Some items of furniture may be available by separate negotiation.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers Over £395,000.

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.

Lows Solicitors – Estate Agents
5 Broad Street, Kirkwall, Orkney, KW15 1DH
T: 01856 873151
W: www.lowsorkney.co.uk

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.