



15 Dundas Street,
Stromness, KW16 3BZ

OFFERS OVER £220,000





15 Dundas Street is a charming C-Listed 2 bedroom townhouse with 3 additional attic rooms located within the Stromness conservation area.

The accommodation which is over 3 floors includes a spacious dining kitchen on the ground floor, with exposed stone fireplace, and a bright and welcoming living room with sea views on the first floor offering a peaceful place to relax. The dwelling also benefits from a study, shower room and WC.

To the rear of the property is an enclosed garden with large shed and a gate that opens on to the historic Khyber Pass.

- Electric heating throughout (including wet electric central heating on the ground floor).
- Combination of wood framed double glazed and single glazed windows.
- Large dining kitchen with exposed stone fireplace.
- Shower room, bedroom 2 and study on ground floor.
- Master bedroom with built in storage and ensuite bathroom on first floor.
- Dual aspect living room with sea views.
- 3 spacious attic rooms and WC on second floor.
- Enclosed rear garden with large shed and gate leading to Khyber Pass.

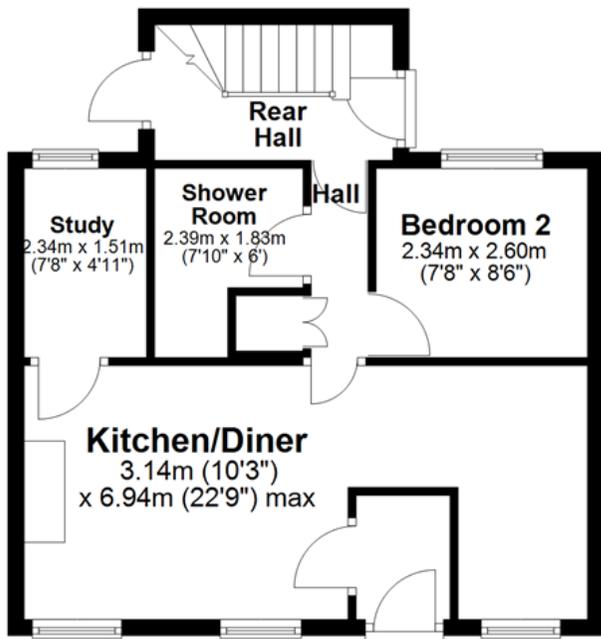
LOCATION

15 Dundas Street is located in the heart of Stromness just moments from local amenities. Stromness Primary School and Stromness Academy are a short walk away.

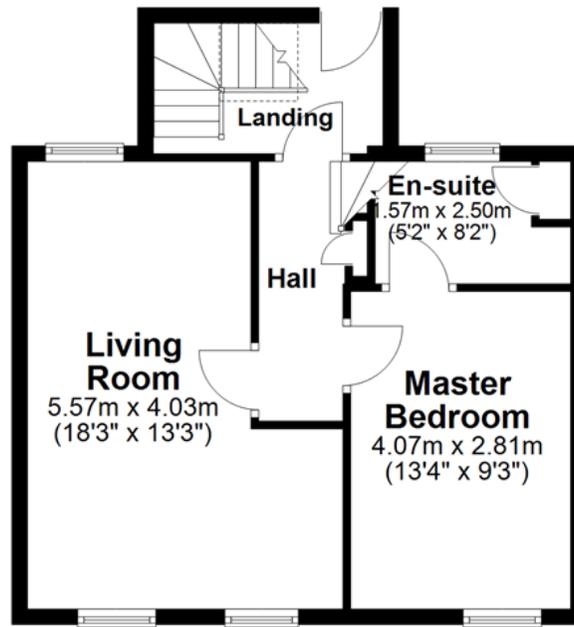




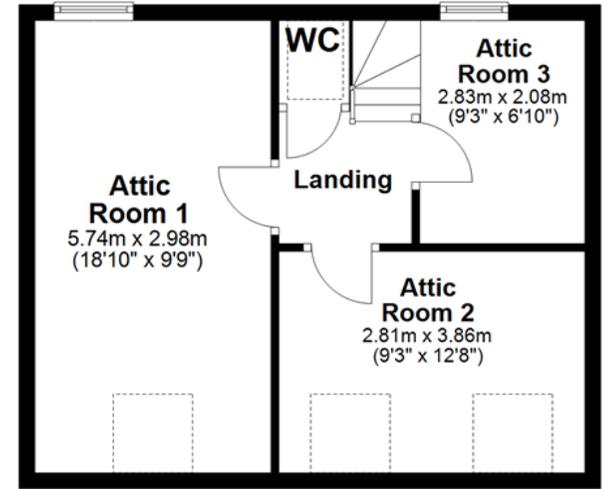




GROUND FLOOR



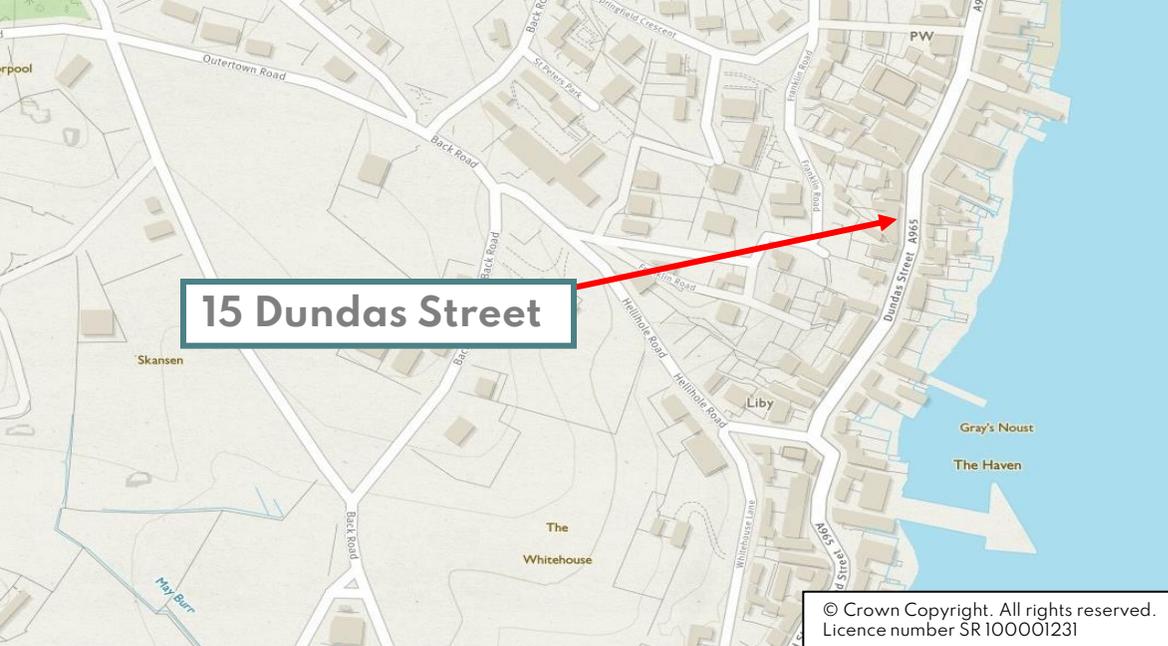
FIRST FLOOR



SECOND FLOOR







SERVICES – Mains services. Telephone.

COUNCIL TAX BAND – Band B. 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 E.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings and the Creda cooker 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 £220,000.

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

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 T: 01856 873151
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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.