



# ORKNEY PROPERTY CENTRE

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**Quoybanks, Kirbister Road,  
Stromness, KW16 3HU  
Offers over £235,000**



Offered for sale is this four bedroom dwellinghouse with an attached garage situated in an elevated position and enjoying stunning views over the surrounding countryside and onwards to Stenness Loch.

Accommodation comprises Vestibule, Hallway, Sitting Room, Kitchen / Diner, Bathroom and four Bedrooms.

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## **Vestibule**

**2.17m x 0.93m (7ft 1" x 3ft 1")**

## **Hallway**

**7.34m x 0.92m + 3.69m x 1.47m (24ft 1" x 3ft + 12ft 1" x 4ft 10")**

The vestibule leads into the hallway which is neutrally decorated and carpeted. Cloak cupboard. Hatch to the attic. Air source heating unit.



## **Living room**

**6.03m x 4.32m (19ft 9" x 14ft 2")**

Well presented living room benefitting from a good flow of light from the window to the side and the large window to the front which also enjoys the fantastic views on offer. Neutrally decorated and carpeted. Open fireplace and decorative stone surround providing a welcoming feature focal point. Television and telephone point. Air source heating unit.

## **Bathroom**

**2.92m x 1.94m (9ft 7" x 6ft 4")**

Well appointed bathroom comprising of a bath, shower, W.C. and wash hand basin fitted into a vanity unit. Modesty glazed window to the rear. Heated towel rail.





## **Kitchen/Diner**

**6.37m x 4.32m (20ft 11" x 14ft 2")**

Spacious kitchen fitted with a range of units at floor and eye level incorporating a breakfast bar. Worktop space with a splashback. Integrated dishwasher, fridge, oven and hob with an extractor hood. Two built-in shelved pantry cupboards. Air source heating unit.



## **Bedroom 1**

**3.90m x 3.67m (12ft 10" x 12ft 1")**

This double bedroom has a wardrobe and a shelved cupboard along with a vanity unit. Carpeted and with a window to the rear.



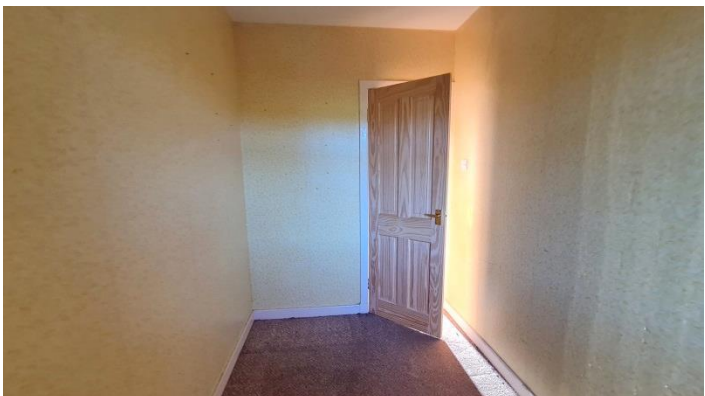
**Bedroom 2**  
**3.60m x 2.85m (11ft 10" x 9ft 4")**

This double bedroom is carpeted with co-ordinating décor. Two built-in wardrobe with hanging rails, shelved cupboard and a vanity unit. Shelved airing cupboard. Window to the side.



**Bedroom 3**  
**2.92m x 2.80m (9ft 7" x 9ft 2")**

This bedroom is carpeted and benefits from a built-in wardrobe, shelved cupboard and a vanity unit. Window to the rear.



**Bedroom 4**  
**2.92m x 1.80m (9ft 7" x 5ft 11")**

This bedroom has a window looking out to the rear garden. Would equally serve as a study.



## Garage

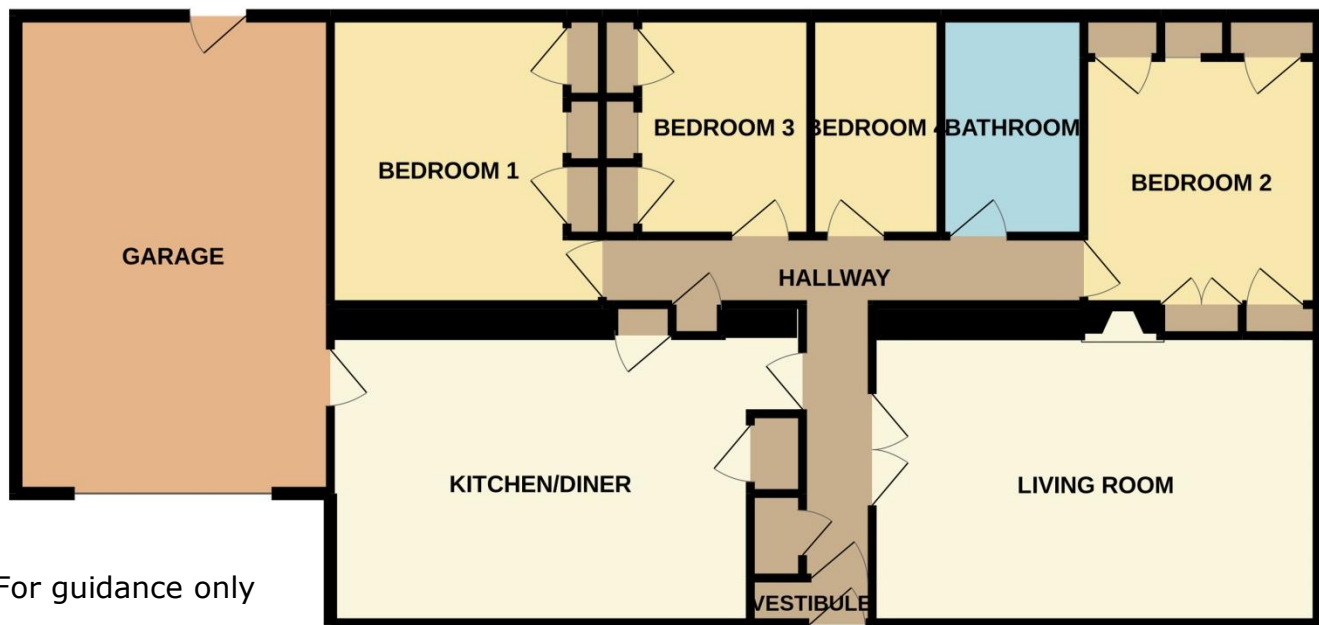
**6.44m x 4.25m (21ft 2" x 13ft 11")**

With an electric up and over door and a door leading out to the rear garden. With power, lighting and plumbing for a washing machine.

## Outside

The garden grounds are laid to lawn with some mature planting and enjoy the elevated views. A pathway encompasses the house with a drying area to the side. Small ruinous stone outbuilding.





For guidance only

Quoybanks has uPVC double glazed windows. The property benefits from air to air source heating.

**Services** - Mains Services, Private Septic Tank, Telephone

- **Council Tax** – Band D. This may be reassessed when the property is sold.
- **Energy Performance Rating** – Band E
- **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 £235,000
- **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 November 2022. 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.*