



ORKNEY PROPERTY CENTRE

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**25 Strombery, Kirkwall
KW15 1UX
Offers over £145,000**



Beautifully presented three bedroom mid-terraced house situated in a popular residential area close to the town centre, schools and all local amenities. Accommodation comprises Living room, Kitchen, three Bedrooms and Bathroom.

Ideal for the first time buyer, young family or property investor.

25 Strombery benefits from double glazed uPVC windows and doors and is heated by a combination of air source units and panel heaters.

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The front hall has an under stair cupboard and telephone point. Laminate flooring and a striking feature wall.

The rear hall has a tiled floor, shelved cupboard, air source heating unit and external door to the rear garden.

The carpeted staircase leads to the upper landing with an airing cupboard and access to the attic.

Living room

4.54m x 4.04m (14ft 11" x 13ft 3")

This stylish living room has a chic feature wall and is fitted with plush carpeting. Full length window to the front of the property allowing a wonderful flow of light. Alcoves with lighting. Television point. Air source heating unit.



Kitchen

3.18m x 3.06m (10ft 5" x 10ft 1")

Well appointed kitchen fitted with a range of units at floor and eye level with a good run of worktops and tiled splashback. Plumbed for a washing machine/drier and space for a cooker which are both included in the sale along with an American style plumbed fridge freezer. Tiled flooring. Window to the rear of the property.

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Bedroom 1
4.24m x 2.94m (13ft 11" x 9ft 8") at most

This double bedroom is carpeted with neutral décor and an alcove allowing plentiful room for additional freestanding furniture. Telephone point. Panel heater.



Bedroom 2
3.63m x 2.67m (11ft 5" x 9ft 8")

Carpeted double bedroom with neutral decor and window to the front of the property. Large wardrobe running the length of the room included in the sale.



Bedroom 3
2.30m x 2.01m (7ft 7" x 6ft 7")

Carpeted single bedroom with a window to the front of the property. Panel heater.

Bathroom
2m x 1.71m (6ft 7" x 5ft 7")

Fitted with a three piece white suite with shower over the bath. Tiling behind the bath and tiled flooring. Heated towel rail. Modesty glazed window to the rear.





Outside

The front and rear gardens are easily and well maintained with gravelling and some areas of planting. Garden shed is included in the sale.

Mains Services, Telephone

General Notes – Home Report Available



- Council Tax** – Band B. This may be re-assessed when the property is sold.
- EPC Rating** – Band D
- Viewing arrangements** – Please contact Orkney Property Centre to view the property
- Entry** – By arrangement
- Fittings & fixtures** - All floor coverings, blinds, light fittings, fridge freezer, washing machine/drier, cooker, wardrobe and garden shed are included in the sale.
- Price** – Offers over £145,000
- 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 March 2023. 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.