



Fixed price £160,000

2a Graham Place
Stromness, KW16 3BY

Harcus.



2a Graham Place is a spacious three bedroom flat situated in the heart of the picturesque town of Stromness.

The property enjoying an above street situ, and is accessed by a shared staircase with the neighbouring flat. It also comes with a stone shed.

Accommodation comprises Living room, Kitchen, Shower room and three Bedrooms.

 **3 bedrooms**

 **1 bathrooms**

 **1 Public room**

Hallway

A bright entrance hallway with two windows to the front and a velux window to the rear. Airing cupboard and a shelved cupboard. Two storage heaters.



Living room

4.41m x 4.07m (14ft 5" x 13ft 4")

Welcoming living room with two windows offering an above street outlook. Neutrally decorated and carpeted. Two display alcoves with cupboards below. Electric fireplace providing a focal point. Television and a telephone point. Storage heater.



Living room



Kitchen

4m x 3.04m (13ft 1" x 9ft 11")

Well appointed kitchen fitted with a good range of units at floor and eye level. Included in the sale is a cooker, fridge, dishwasher and a washing machine. Space for a table and chairs. Large walk-in cupboard. Storage heater.





Bedroom 1

4.09m x 3.48m (13ft 5" x 11ft 5")

Spacious double bedroom with a velux window to the front of the property. Carpeted and with warm decor. Double built-in wardrobes with hanging rail and shelving. Panel heater.



Bedroom 1



Shower room





Bedroom 2



Bedroom 2

4.09m x 3.98m (13ft 5" x 13ft)

Bright double bedroom which is carpeted and has a velux window to the front. Ample space for additional freestanding bedroom furniture.

Bedroom 3

3.44m x 2.24m (11ft 3" x 7ft 4")

This carpeted third bedroom has warm decor and a velux window to the rear.



Bedroom 3

2a Graham Place is situated in the Stromness Conservation area and benefits from electric heating.

Services

Mains services

Council Tax

Band C. This may be re-assessed when the property is sold.

Energy Performance Rating

Band E

Entry

By arrangement.

Fittings & fixtures

All floor coverings, curtains and white goods are included in the sale.

Price

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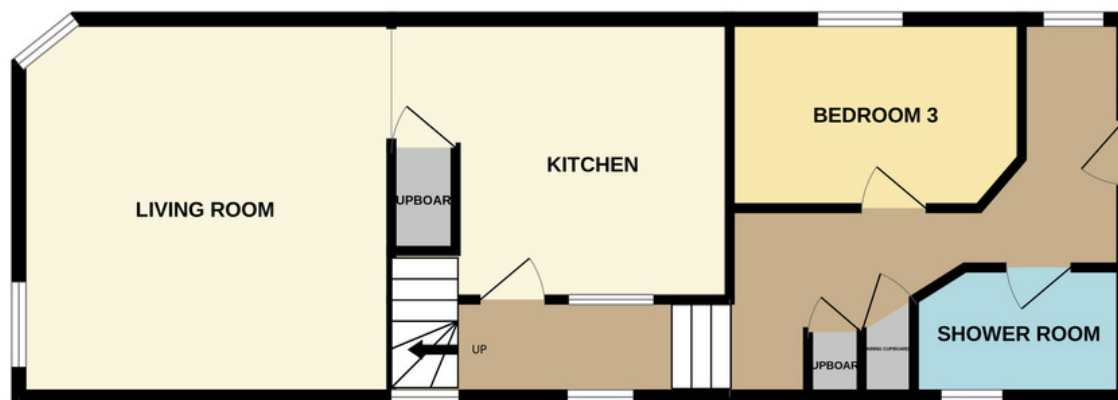
Interested parties

Please note your interest to Harcus Law.

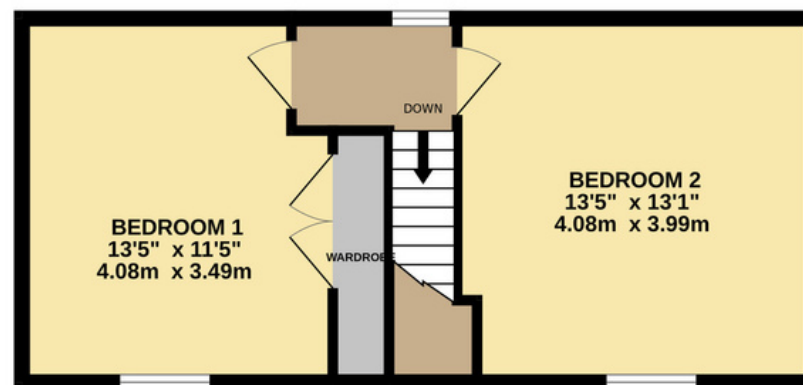
Offers

Written offers should be submitted to Harcus Law

Floorplan



First Floor



Second Floor



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13 Bridge Street Kirkwall, Orkney
KW15 1HR

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 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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