



Fixed Price - £130,000

32 Grieveship Brae
Stromness, KW16 3BG

Harcus.



Offered for sale is this spacious two bedroom bungalow situated in a quiet development a short walk from the town centre. The property enjoys an end of terrace situ and makes the most of the lovely views on offer to Stromness Harbour.

Accommodation comprises of Entrance Porch, Hallway, Living room, Kitchen, Bathroom, two double Bedrooms and rear Porch. Paved patio area to the front offering an easily maintained space to relax and enjoy the views.

 2 bedrooms

 1 bathrooms

 1 Public room

Entrance vestibule

1.22m x 0.89m (4ft x 2ft 11")

With an inner glazed door to the hallway.

Hallway

Benefitting from a deep airing cupboard along with two further cupboards. Access to the attic. Storage heater.

Rear vestibule

1.54m x 1.50m (5ft x 4ft 11")

With an inner glazed door to the hallway and coat hooks.



Living room

4.77m x 3.48m (15ft 7" x 11ft 5")

This spacious living room has a window to the side and a large sliding doors to the front allowing a lovely flow of natural light and enjoying the view to the sea. Carpeted and with warm decor. Glazed panelled door to the hallway. Television point. Storage heater.





Kitchen

4.09m x 3.12m (13ft 5" x 10ft 2")

The kitchen is fitted with an excellent range of units at floor and eye level. Good run of worktop space with a splashback. Integrated oven, hob and extractor fan. Plumbed for a washing machine and space for a fridge freezer. The kitchen also boasts a built-in shelved pantry.



Bathroom

3.18m x 1.50m (10ft 5" x 4ft 11")

This well appointed bathroom comprises of a bath, W.C. and a wash hand basin fitted in a vanity unit. Vinyl flooring and a modestly glazed window to the rear. Heated towel rail.



Bedroom 1

4.77m x 2.31m + 1.54m x 0.90m
(15ft 7" x 7ft 6" + 5ft x 2ft 22")

This double bedroom is carpeted and with warm neutral décor. Window to the side, and one to the front of the property enjoying the view to the sea. Built-in wardrobe with hanging rail and shelf. Telephone point. Storage heater.



Bedroom 2

3.76m x 2.50m (12ft 4" x 8ft 2")

Carpeted and with co-ordinating decor. Built-in wardrobe providing storage. Storage heater.





Outside

To the front of the property is a paved patio offering a sunny place to relax and enjoy the views. Paved area to the rear.



32 Grieveship Brae has uPVC double glazed windows & external doors and electric heating.

Services

Mains services

Council Tax

Band A. This may be reassessed when the property is sold.

Energy Performance Rating

Band E

Entry

By arrangement.

Fittings & fixtures

All floor coverings and light fittings are included in the sale.

Price

Fixed Price - £130,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law

Floorplan





Let us take care of the legal services

Whether you're buying or selling a property, remortgaging or transferring ownership rights, having the right expert support can make a world of difference.

With years of experience, and a jargon-free, tailored approach, you'll be in safe hands with our legal team. We offer a service that's transparent and comprehensive, providing you with value for money and always keeping you up-to-date at every stage.

It all starts with a conversation, get in touch for a quote today.

Find our properties on:

ZOOPLA

rightmove

OnTheMarket


Arrange a viewing

Contact us

Harcus Law
13 Bridge Street Kirkwall, Orkney
KW15 1HR

Opening hours:
Monday to Friday 09:00 - 17:00
Closed for an hour 13:00 - 14:00

 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

Harcus Property 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 July 2023. All measurements are approximate sizes only. Harcus Property 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.