



Offers over £315,000

Cashelmara
5 Garson Road, Stromness, KW16 3JG

Harcus.



Offered for sale is this spacious and well presented four bedroom house with attached garage. Situated in a sought after desirable residential area, close to the schools and all local amenities.

The property comprises of Entrance Vestibule, Hall, Living room, Sun room, Dining Kitchen, Utility room, three Bedrooms and a Bathroom on the ground floor, with a multi-functional Family room, Bedroom and a Shower room on the upper floor.

 **4 bedrooms**

 **2 bathrooms**

 **2 Public room**



Entrance Porch

With vinyl flooring and a staircase to the upper floor. Inner glazed door leading into the hallway.

Hallway

Spacious hallway with vinyl flooring. Deep understair cupboard and an airing cupboard. Air source heating unit.



Sun room

3.05m x 2.71m (10ft x 8ft 10")

Lovely sunny space to sit and relax. Glazed to three sides and with vinyl flooring and an external glazed door. Underfloor heating.

Utility room

3.6m x 1.8m (11ft 9" x 5ft 10")

Plumbed for a washing machine and a drier. Worktop space and shelving. Door leading out to the rear garden.

Living room

5.53m x 4.15m (18ft 1" x 13ft 7")

Welcoming living room with a wood burning stove set on a stone hearth providing a feature focal point.

Carpeted and with elegant decor.

Sliding glazed doors out to the sun room and a glass panelled door to the hallway. Television and a telephone point. Air source heating unit.



Living room



Dining Kitchen

5.65m x 3.61m (18ft 6" x 11ft 10")

This exceptional kitchen is fitted with floor and eye level units and incorporates a preparation island with a hob and an extractor unit. Integrated fridge, freezer, eye level oven, microwave and a dishwasher.

Quooker hot tap. Space for a table and chairs. Vinyl flooring and two windows to the rear of the property. Air source heating unit.





Bedroom 1

4.25m x 4.10m (13ft 11" x 13ft 5") at most

This spacious double bedroom is situated to the front of the property and offers exceptional storage in the form of a two double wardrobes with mirror doors along with a built-in vanity unit, shelving and cupboards. With laminate flooring and warm decor. Panel heater.



Bedroom 1

Bedroom 2

3.66m x 3.62m (12ft x 11ft 10")

This large double bedroom is carpeted and with neutral décor. Built-in wardrobe with hanging rail and shelving. Window to the rear. Abundant space for freestanding furniture.





Bedroom 3

4.25m x 2.74m (13ft 11" x 8ft 11")

This double bedroom is situated to the front of the property. Carpeted and with neutral decor and a feature wall. Built-in wardrobe space.



Bedroom 3



Bathroom

Family room

9.12m x 4.86m (29ft 11" x 15ft 11") at most

This large multi-functional room has two velux windows to the front and laminate flooring. Small kitchenette area with units, sink and drainer. Air source heating unit.



Bedroom 4

3.94m x 3.55m (12ft 11" x 11ft 7")

This double bedroom is carpeted and with warm decor and a velux window to the front. Large built-in cupboard area providing excellent storage. Storage heater.



Bedroom 4

Bathroom

3.12m x 1.80m (10ft 2" x 5ft 10") at most

Fitted with a large shower cubicle, wash hand basin, W.C. and a small wash hand basin. Vinyl flooring and an extractor fan.



Bathroom



Garage

9.75m x 4.87m (31ft 11" x 15ft 11")

With an up and over electric door, power, lighting and water. Workbench. Staircase to a store area.

Outside

There is parking to the front along with a patio and planted borders. A pathway encompasses the property with a lawn, drying area and patio to the rear.



Cashelmara has mainly uPVC triple glazed windows and air source heating.

Services

Mains services

Council Tax

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

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

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

Price

Offers over £315,000

Interested parties

Please note your interest to Harcus Law.

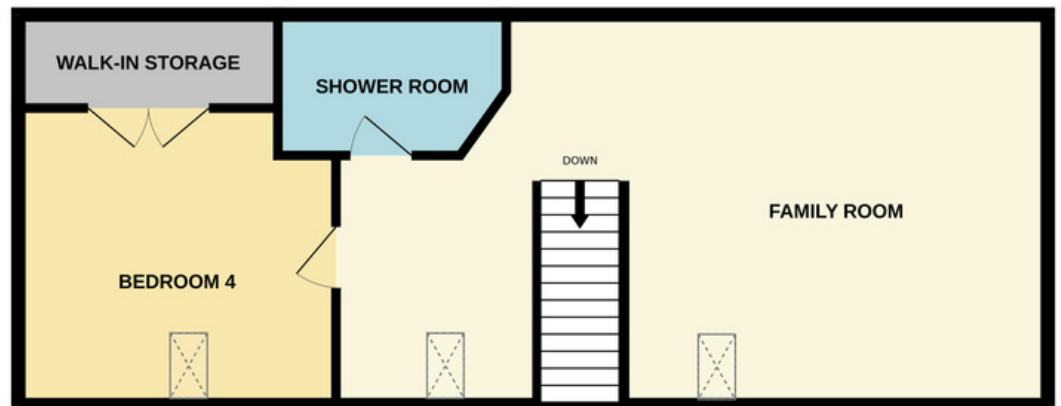
Offers

Written offers should be submitted to Harcus Law

Ground Floor



Upper Floor





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Opening hours:
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 **01856 877 866**

 **enquiries@harcuslaw.co.uk**

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