



**Waverley, 31 Victoria Street,
Stromness, KW16 3AA**

**FIXED PRICE £250,000
£15,000 LESS THAN HOME REPORT VALUATION**



Waverley is a desirable 4 bedroom dwellinghouse with adjacent car parking space, sheltered patio and large rear garden.

The attractive property offers spacious accommodation and is situated in the Stromness town conservation area.

- Oil central heating.
- Fireplace in living room.
- Dining room/study/bedroom 4.
- Spacious kitchen with integral fridge/freezer and space for a table and chairs.
- Shower room on ground floor.
- Bathroom, with shower over bath, on first floor.
- Fitted wardrobes and vanity unit in bedroom 1.
- Built-in wardrobe in bedroom 2.
- Sheltered courtyard with small store.
- Parking space to side of house.
- Large rear garden with mature trees and grass.

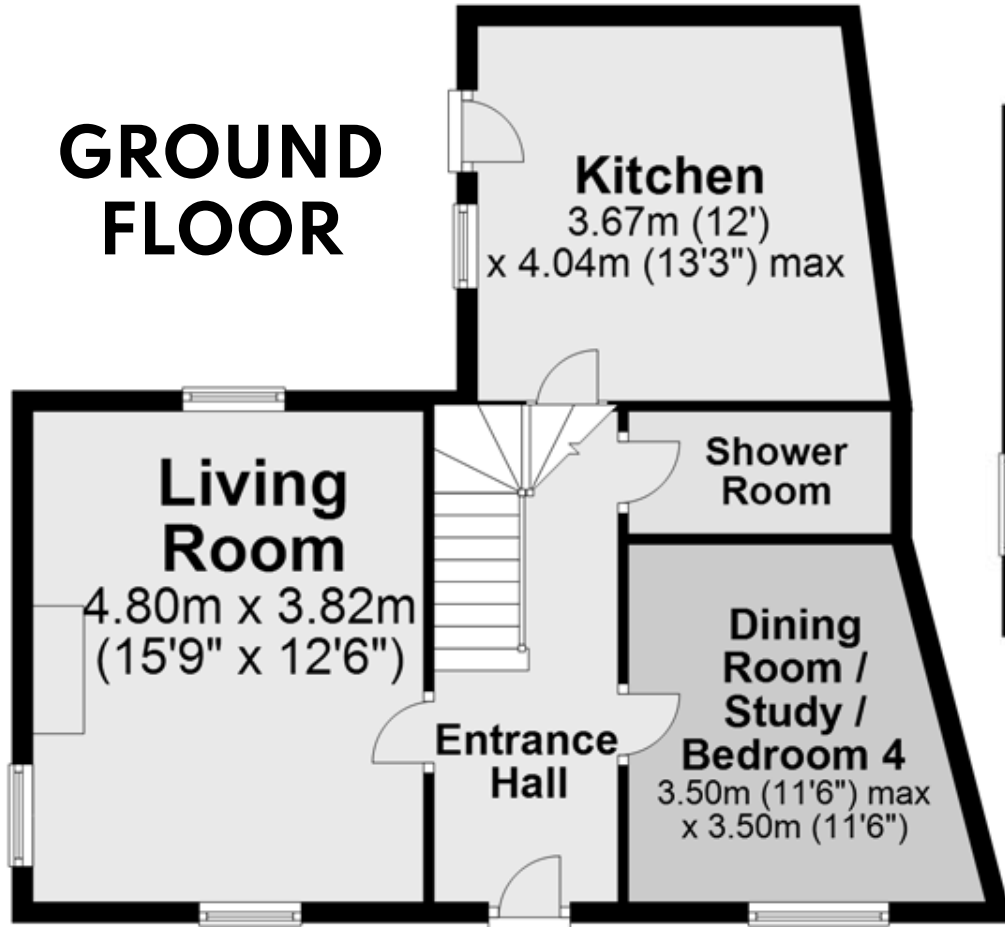
LOCATION

Waverley is situated in the heart of Stromness opposite the Pier Arts Centre and a very short distance from the picturesque harbour.

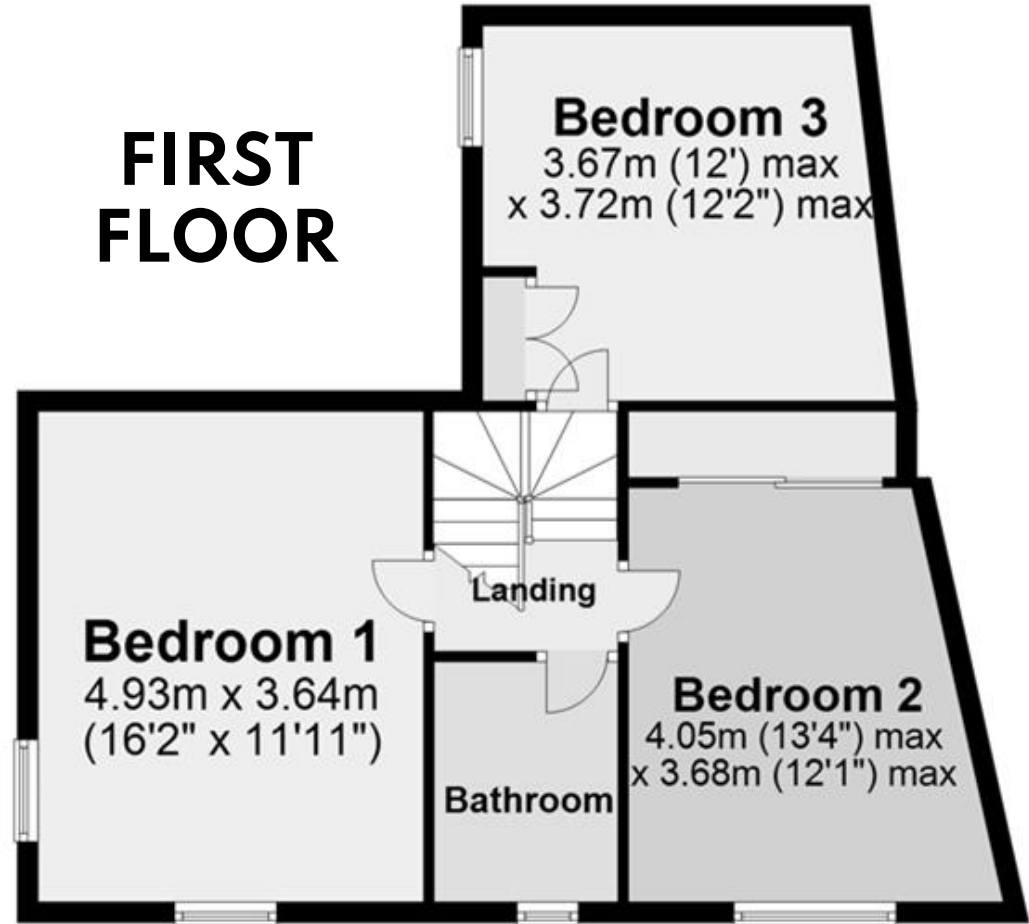


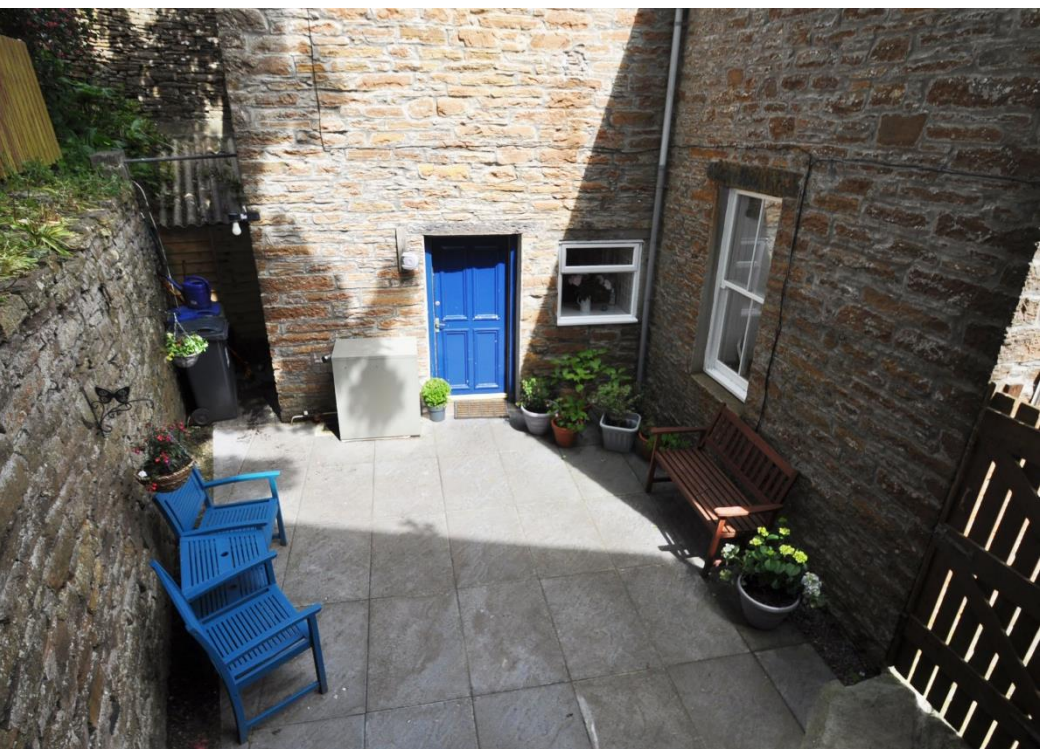


GROUND FLOOR

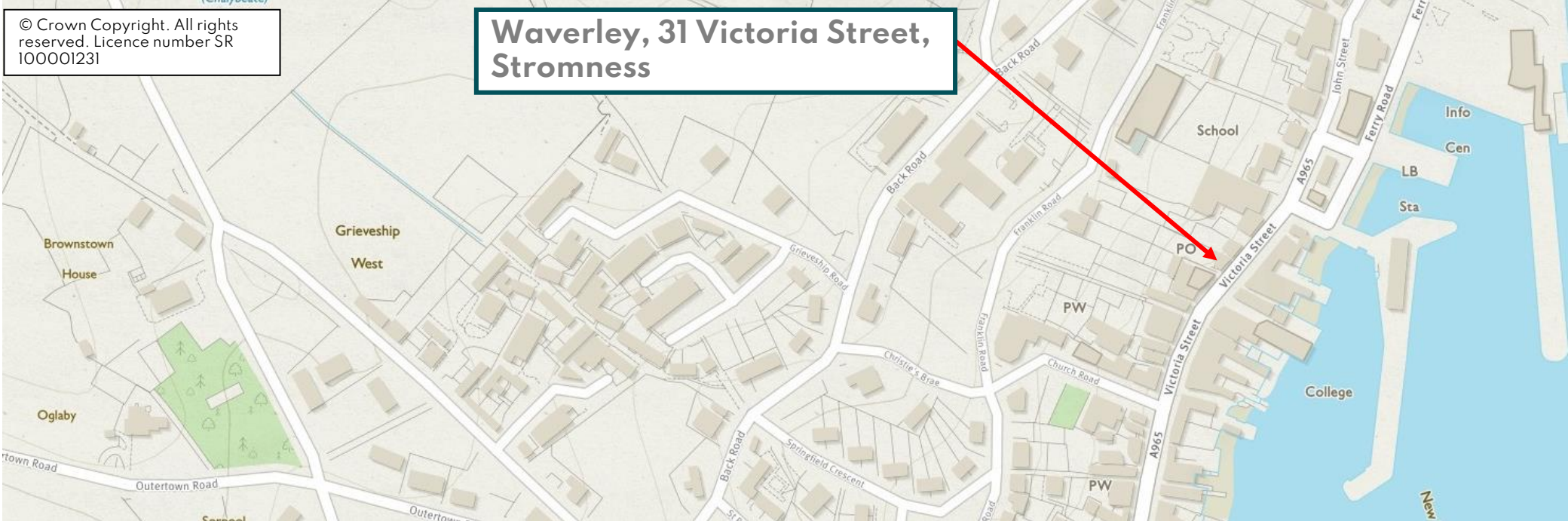


FIRST FLOOR





Waverley, 31 Victoria Street, Stromness



SERVICES – Mains services.

COUNCIL TAX BAND – Band D. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – Band E.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, blinds, washing machine, tumble dryer and fridge/freezer are included in the sale price.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Fixed price £250,000

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.

Lows Solicitors – Estate Agents
5 Broad Street, Kirkwall, Orkney, KW15 1DH
T: 01856 873151 F: 01856 875450
W: www.lowsorkney.co.uk



EJP
The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.