



## 73 John Street, Stromness, KW16 3AD

This spacious 2-3 bedroom dwelling occupies the 1<sup>st</sup> and 2<sup>nd</sup> floors and offers a high standard of accommodation. The well-presented property enjoys a view of the bay, is situated very close to the town centre and most of the contents are included in the sale price.

**£180,000**



- Spacious living room with 2 windows.
- Dining area open plan off the living room and kitchen.
- Modern kitchen with integral induction hob, double oven, dishwasher and fridge/freezer.
- Large bathroom with shower cubicle and bath.
- Utility room.
- Bedrooms and office/bedroom 3 on 2<sup>nd</sup> floor.
- Oil central heating system.
- Double glazed windows.
- The furniture, with the exception of some personal pieces, is included in the sale price.



## LOCATION

Stromness is Orkney's second largest towns and has a regular passenger and car ferry service to the mainland of Scotland. There are several independent shops as well as a supermarket, cafes, galleries and the acclaimed Pier Arts Centre. The property is situated very close to the picturesque town centre and within walking distance of the primary and secondary schools.



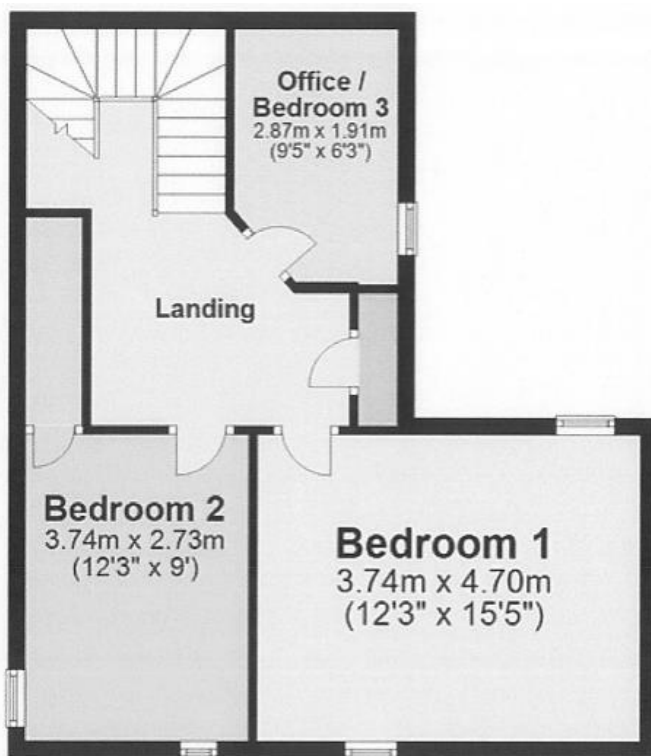
**VIEW FROM LIVINGROOM**



**FIRST FLOOR**



**SECOND FLOOR**





**73 John Street, Stromness**



**BEDROOM 1**



**SERVICES** – Mains services. Telephone.

**COUNCIL TAX BAND** - Band C. 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 D.

**ENTRY** - By arrangement.

**FIXTURES AND FITTINGS** – All floor coverings, blinds and curtains together with the furniture, with exception of some personal items, are included in the sale price.

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

**PRICE** - £180,000

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

**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.

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