

**WAVERLEY, 31 VICTORIA STREET,
STROMNESS, KW16 3AA
OFFERS OVER £150,000**

£15,000 LESS THAN HOME REPORT VALUATION



Waverley is a semi-detached 3 bedroom dwellinghouse situated in the heart of the picturesque town. The substantial property has a large walled rear garden with patio and a parking space at the side.

The dwellinghouse stands in good decorative order and has oil fired central heating.

The living room has 3 windows together with a feature fireplace, with the chimney believed to have been capped. Also on the ground floor are a dining room, shower room and the kitchen which has fitted base and wall cupboards incorporating a hob, cooker hood, oven, fridge/freezer and plumbing for a dishwasher and washing machine.

The bathroom and bedrooms are on the first floor. The bathroom has a modern 3 piece suite with a shower over the spa style bath. Bedroom 1 has fitted wardrobe, chest of drawers, vanity unit and bed surround. There is a large built-in wardrobe in bedroom 2.

The rear door from the kitchen opens onto a patio with an external stone staircase leading up to the walled garden.



ACCOMMODATION

**ENTRANCE HALL –
4.8m x 1.8m**

**LIVING ROOM –
4.8m x 3.6m**

**DINING ROOM –
3.4m x 3.1m**

**KITCHEN –
4m x 3.6m approx.**

**SHOWER ROOM –
2.5m x 1.38m**

**LANDING –
2.96m x 1.8m**

**BATHROOM –
2.34m x 1.77m**

**BEDROOM 1 –
4.8m x 3.6m approx.**

**BEDROOM 2 –
4.18m x 3.22m**

**BEDROOM 3 –
3.88m x 3.74m (max)**

SERVICES – Mains services.

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

ENERGY PERFORMANCE RATING – Band F

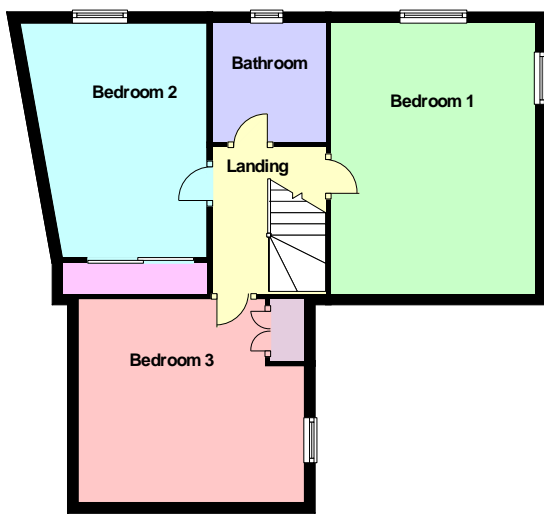
ENTRY – Early entry available.

FIXTURES & FITTINGS - All floor coverings are included in the sale price. The dishwasher, washing machine and tumble dryer are available by separate negotiation.

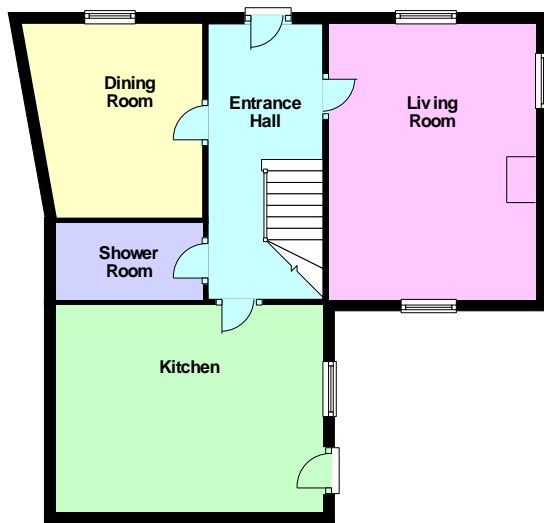
VIEWING – For an appointment to view please contact Lows Property Department.

PRICE – Offers over £150,000 - **£15,000 BELOW VALUATION**
Further enquiries should be directed to Lows Property Shop, with whom all offers should be lodged in writing.



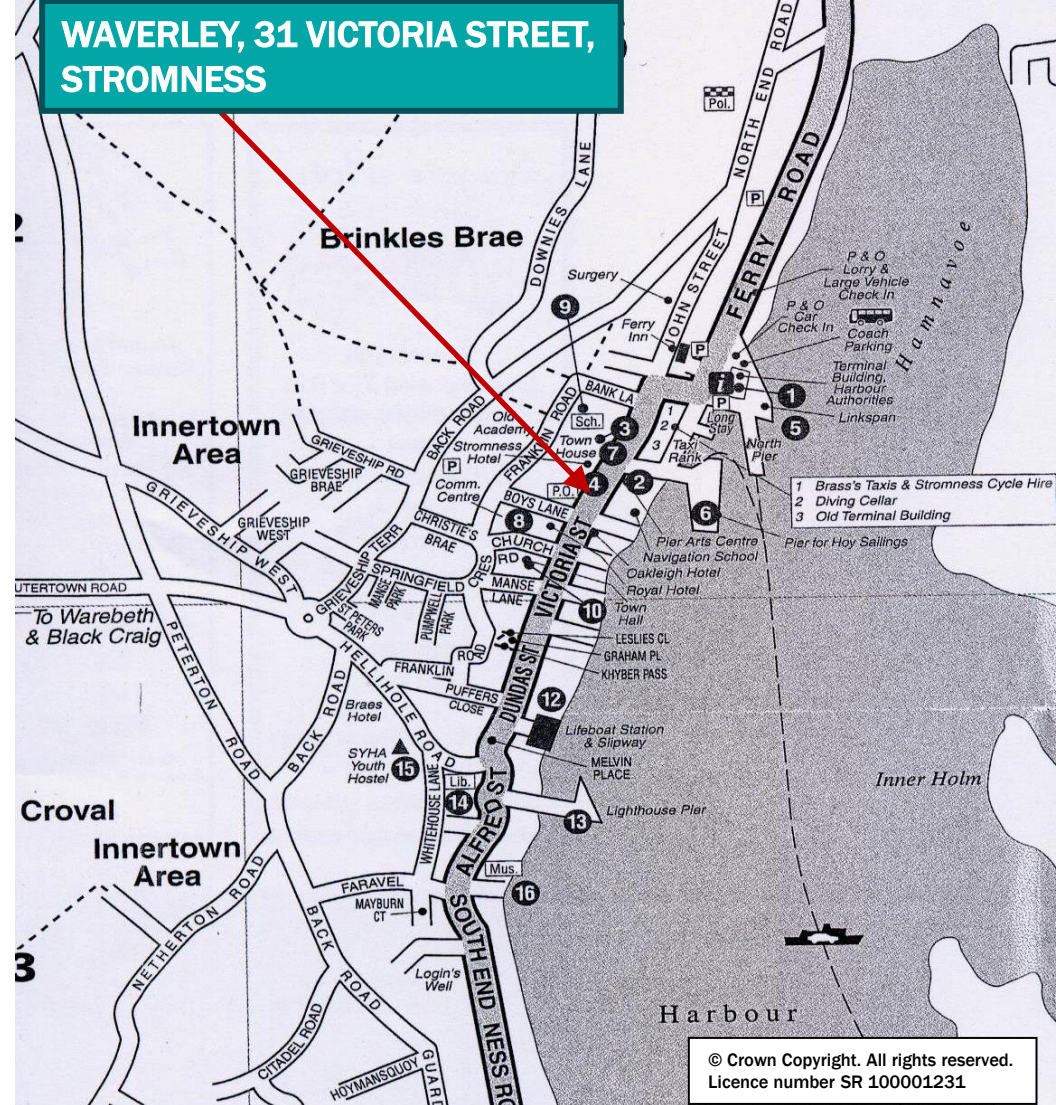


FIRST FLOOR



GROUND FLOOR

WAVERLEY, 31 VICTORIA STREET, STROMNESS



DJMF

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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