



Harbour House,

Whitehall, Stronsay, KW17 2AR

OFFERS OVER £145,000 - £15,000 Below Valuation



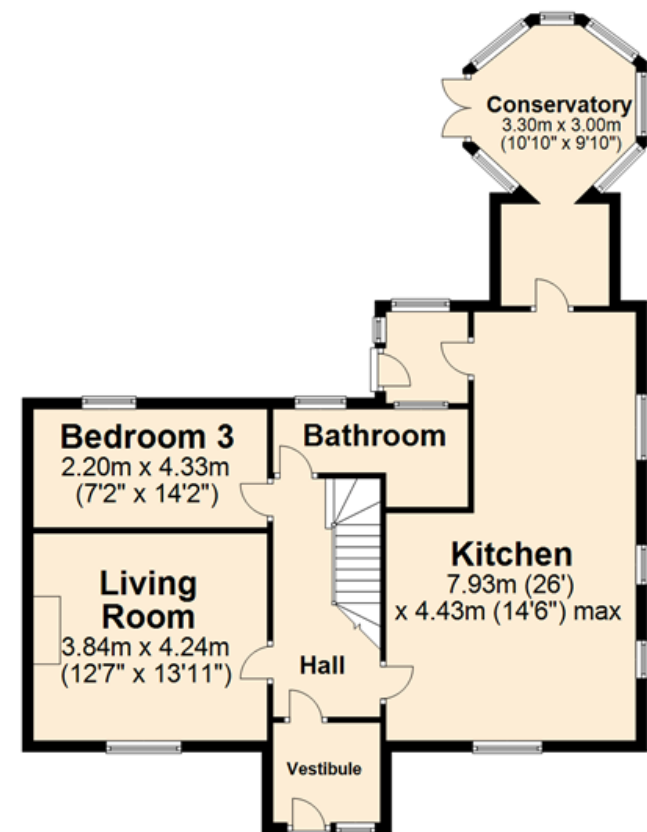
Harbour House is a substantial 3 bedroom detached dwellinghouse commanding a panoramic view over the harbour. The well-presented property offers a high standard of family accommodation and has a large enclosed rear garden. The dwelling has oil-fired central heating together with UPVC framed double glazed windows. The living room has picture rails and cornice together with an electric fire set in the fireplace. The large kitchen has a dining area, fitted cupboards with integrated appliances, clothes pulley and two porthole style circular windows. The bathroom is on the ground floor together with a bedroom and the conservatory which overlooks the rear garden. The two bedrooms on the first floor both have an ensuite shower room. There is a driveway at the side of the house leading to the garage and large enclosed rear garden.

- Oil central heating.
- UPVC framed double glazed windows.
- Living room.
- Spacious kitchen with dining area, fitted units have integrated appliances.
- Conservatory.
- Bathroom.
- 3 bedrooms, 2 with ensuite.
- Garage.
- Large rear garden.

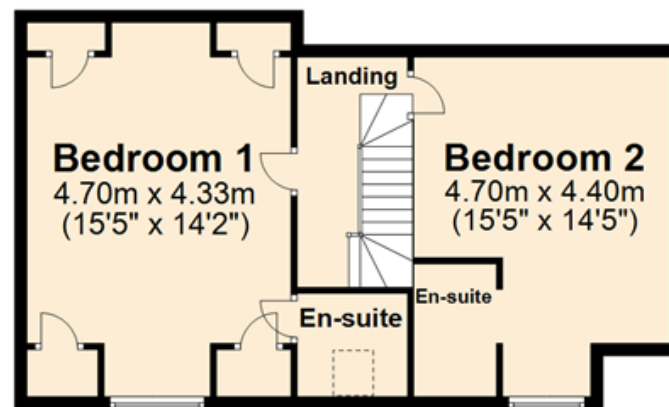
LOCATION

Harbour House is situated in the heart of Whitehall village on the picturesque island of Stronsay. The island's amenities include a primary and junior secondary school, shops, sub post office and hotel.





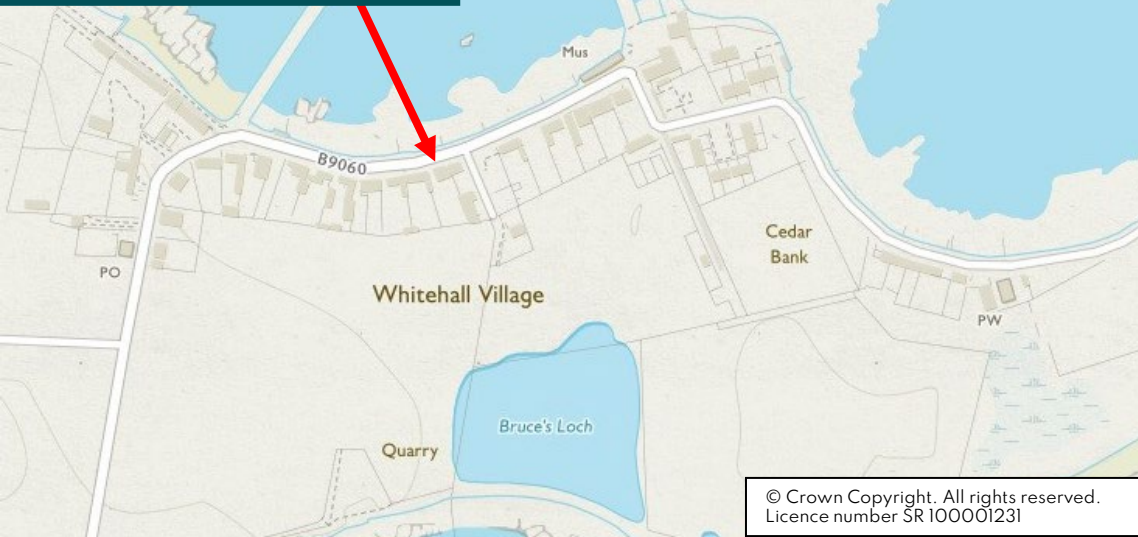
GROUND FLOOR



FIRST FLOOR



Harbour House, Whitehall, Stronsay



SERVICES – Mains water and electricity.

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 E

ENTRY – By arrangement.

FIXTURES & FITTINGS – The white goods are available by separate negotiation.

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

PRICE – Offers Over £145,000 - £15,000 BELOW VALUATION

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
W: www.lowsorkney.co.uk

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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.