



**45 John Street,
Stromness, KW16 3AD**

OFFERS OVER £235,000





45 John Street is a substantial 4-5 bedroom detached dwelling offering spacious accommodation over three floors with beautiful views over Stromness harbour towards Graemsay and Hoy.

The attractive C listed property lies within the conservation area and has a garden to the rear with a decked area and garden shed.

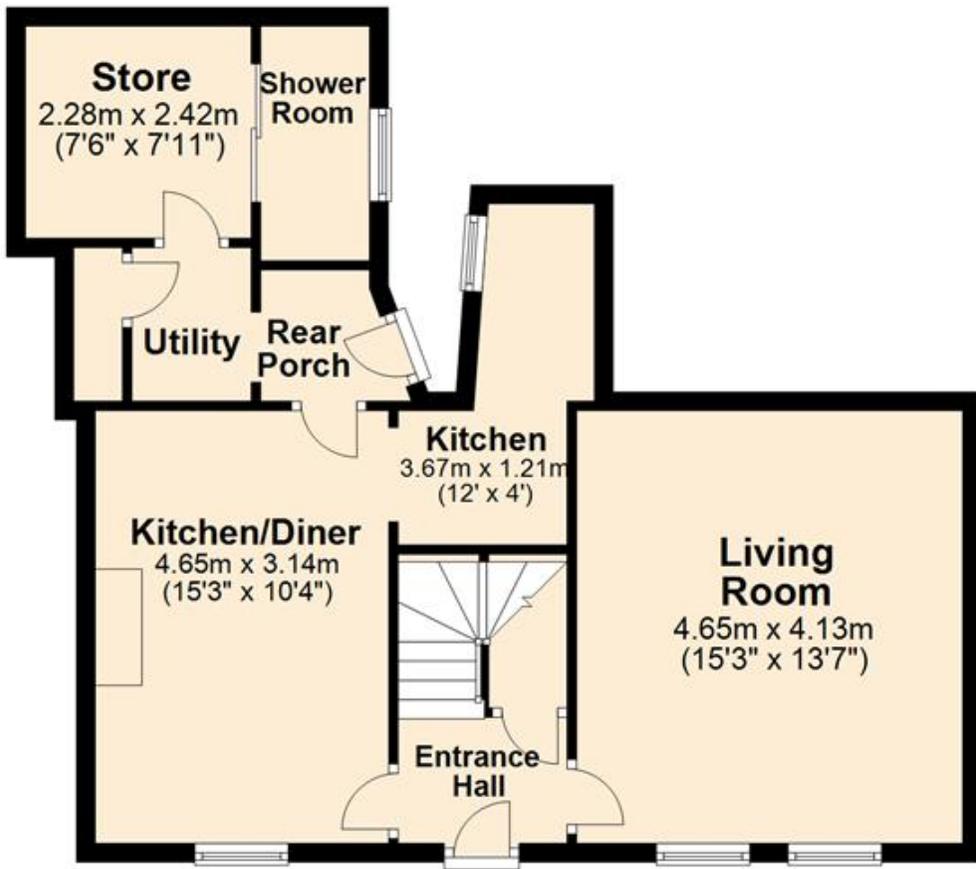
- Electric heating.
- Combination of wood framed sash and case and UPVC double glazed windows.
- Neutral décor and spacious rooms.
- Kitchen/dining room with multi fuel stove.
- Living room with 2 windows.
- Utility room, store and shower room on ground floor.
- 2 large en-suite bedrooms and family bathroom on first floor.
- 2 further double bedrooms and a bedroom/office on the second floor.
- Garden to lawn to the rear with garden shed, patio and decked area for alfresco dining.
- Sea views over the harbour and out towards Graemsay and Hoy.

LOCATION

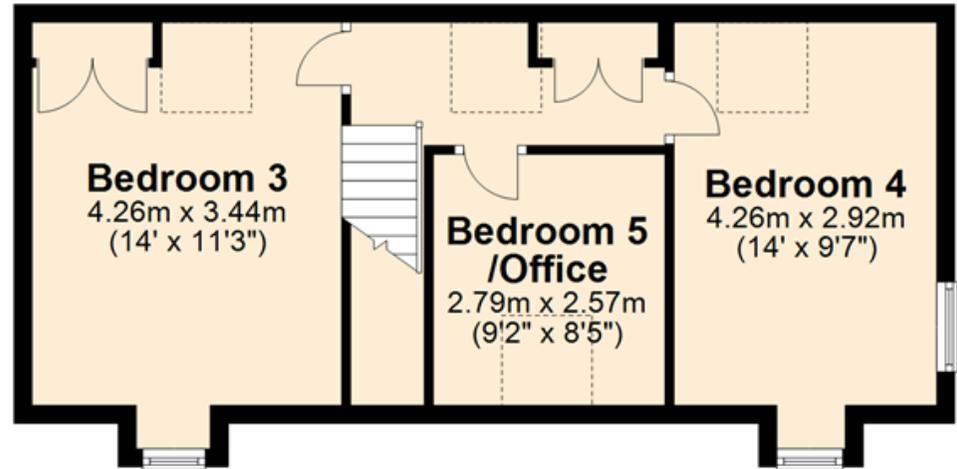
45 John Street is located in the centre of Stromness close to all local amenities and a short walk to the primary and secondary schools.



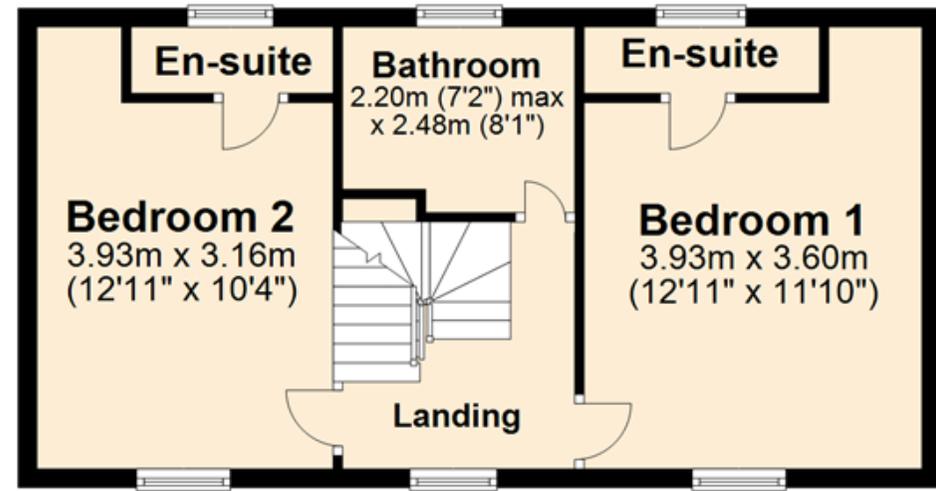




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR







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SERVICES – Mains services. Telephone.

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 G.

ENTRY – By arrangement.

FIXTURES & FITTINGS – All floor coverings, curtains, blinds, electric heaters, small Bosch fridge, slimline dish washer and garden shed are included in the sale price. Some items of furniture may be available by separate negotiation.

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

PRICE – Offers Over £235,000.

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

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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.