



13 Graham Place

 **LOWS**

Stromness, KW16 3BY

 2 Bed

 1 Bath

 2 Public



TAKE A LOOK INSIDE

13 Graham Place is an attractive and well-maintained 2½-storey semi-detached home, full of character and charm. The property retains beautiful original features, including a decorative glass window and an elegant wrought-iron staircase.

Set within the heart of Stromness, the house sits in a predominantly residential neighbourhood and lies within the town's Conservation Area, offering both convenience and historic appeal.

KEY FEATURES

- Air to air heating with three internal units, an open fire in the living room and electric heated towel rails in the bathroom
- A mixture of UPVC double glazed and Velux windows and single glazed timber windows
- Cosy dual aspect living room with open fire
- Spacious kitchen/diner leading through to a separate utility room
- Bathroom on first floor, WC on ground floor
- Desirable location within the Conservation Area
- School catchment area for Stromness Primary School and Stromness Academy



Offers Over £225,000

The ground floor features a welcoming entrance area leading into a spacious open-plan kitchen/diner complete with modern units, ample worktop space, and access to a separate utility room with adjoining W.C.

On the first floor, a beautiful decorative glass window and wrought-iron staircase add to the home's period charm. This level includes a light-filled sitting room with windows to both front and rear, decorative shutters, alcove storage, and an ornate fireplace. A contemporary family bathroom with both bath and separate shower completes the floor.

The second floor provides two double bedrooms, each with built-in wardrobes and plenty of natural light.

Outside, a raised garden - accessed via stone steps from a public close - offers lawned areas, established planting, a seating area, and a timber shed, along with additional garden space to the rear of the property.





 **LOWS**



LOCATION

Ideally situated in the heart of Stromness, the property is within walking distance of local schools and is conveniently close to a range of independent shops, a supermarket, post office, sports facilities, and the main ferry terminal. A bus service to Kirkwall (which is 16 miles away) is available within a 10-minute walk.

/// What3words : ///auctioned.robot.logic

EXTRAS

Floor and window coverings are included in the sale price. White goods and furniture are available by separate negotiation.

A separate 1-bedroom studio (adjacent to the property), currently operating as self-catering, may be available to purchase by separate negotiation. For more details, please contact Lows.



Thinking about selling?

Start with a free market appraisal from Lows. Our experts will guide you through the process, from understanding your home's value to managing marketing and conveyancing seamlessly with our in-house solicitors — all under one roof.

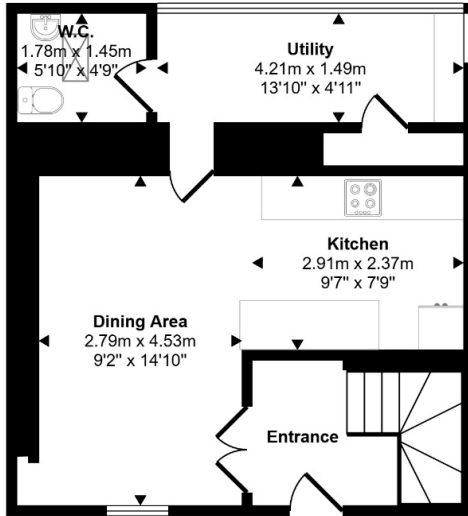


Viewing

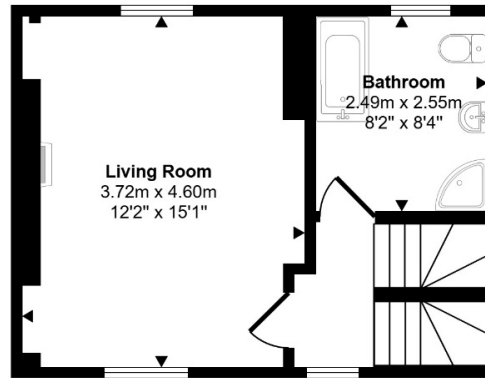
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



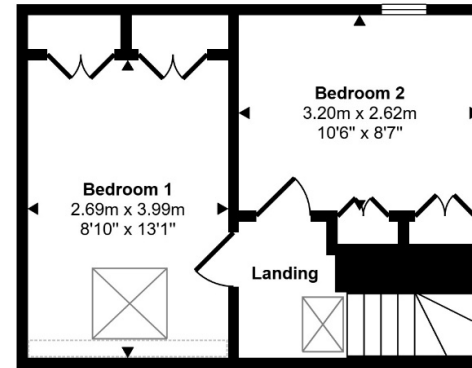
All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



Ground Floor
Approx 41 sq m / 445 sq ft



First Floor
Approx 28 sq m / 298 sq ft



Second Floor
Approx 28 sq m / 300 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 80Mbps Mobile Network – Vodafone, EE, O2	Band C	Band D	Flexible