



# 97 Victoria Street

Stromness, KW16 3BU

 **LOWS**

 5 Bed

 3 Bath

 2 Public



### TAKE A LOOK INSIDE

97 Victoria Street is a B-Listed former bank house located in the Stromness Conservation Area. The impressive 2-storey 5 bedroom property offers huge potential and viewing is highly recommended.

The entrance level includes a living room, kitchen/diner, dining room, utility room, study, double bedroom and a shower room, upstairs there are 4 further bedrooms, one of which is ensuite, and a family bathroom.

### KEY FEATURES

- Oil central heating and 2 air source heaters
- Wood framed single glazed windows
- 5 double bedrooms, one of which is ensuite
- Spacious living room with decorative fireplace
- Large dining room
- Family shower room and bathroom
- Fully enclosed garden laid to patio with greenhouse
- Large storage room on lower level, accessed via garden
- Stromness Primary School and Stromness Academy catchment area



## Offers Over £255,000

(£10,000 below Home Report valuation)

Occupying a prominent position in Stromness, this impressive B-Listed former bank house offers substantial and versatile accommodation arranged over 2 levels, combining period grandeur with exceptional potential.

The property is immediately striking, with its elegant façade giving way to a welcoming entrance hall featuring a large statement staircase, high ceilings, and generously proportioned rooms.

Externally, the house benefits from a fully enclosed garden, thoughtfully laid out with patio areas and stone chips, along with a drying area and greenhouse. Additional storage is provided by a stone-built shed and a lower-level storage room, accessed directly from the garden.

This is a spacious and impressive property of considerable character, offering huge potential for further enhancement, and a rare opportunity to acquire a substantial period home in the heart of Stromness.

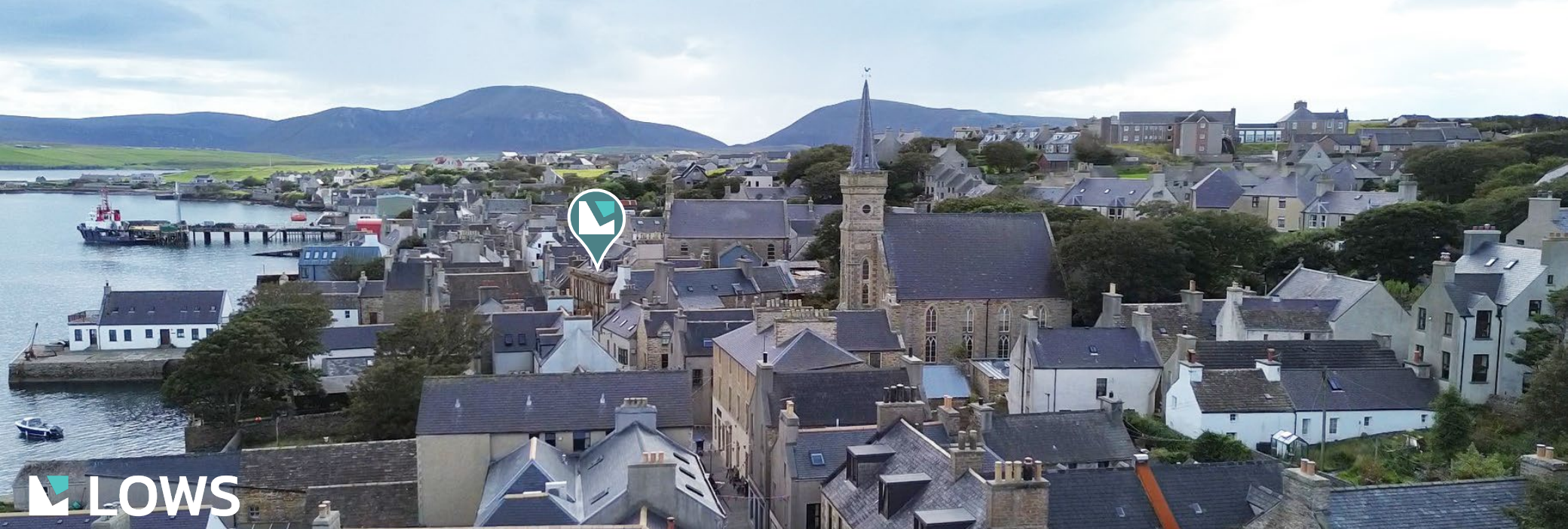
#### EXTRAS

Floor coverings, kitchen white goods and curtains (except the dining room curtains) are included in the sale price. Some additional items may be available by separate negotiation.









## 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 : ///directive.offline.recent



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.

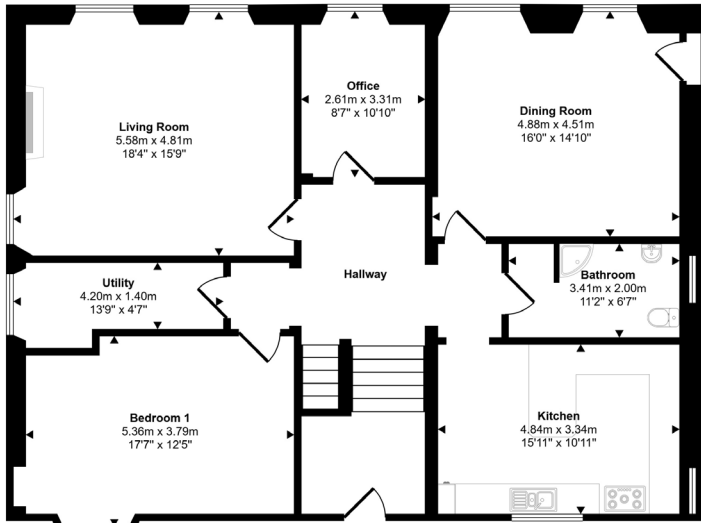


Viewing

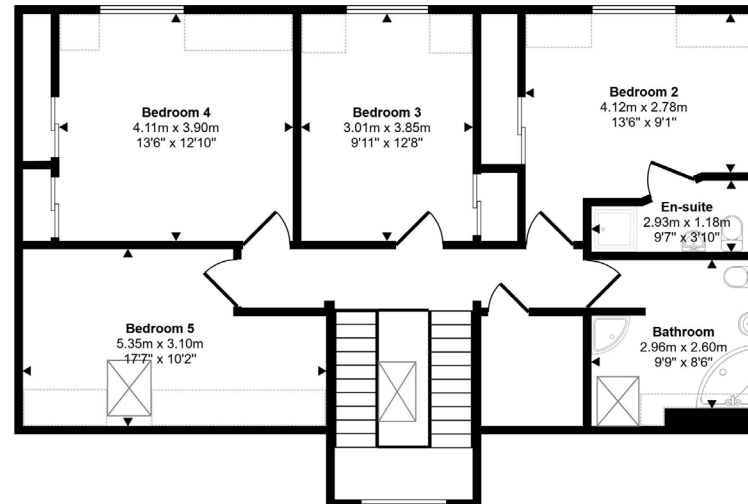
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



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



Ground Floor



First Floor

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Main Drainage Broadband Speed – 76Mbps Mobile Network – Vodafone, EE, O2	Band E	Band F	Flexible