



The Shed Up The Lane

 **LOW'S**

17A Graham Place, Stromness, KW16 3BY

 1 Bed

 1 Bath

 1 Public



KEY FEATURES

- Architect-designed studio dwellinghouse
- Wood framed double glazed windows and Velux windows
- Electric heating, electric underfloor heating in shower room
- Open plan accommodation with mezzanine-level bedroom
- Living room with open plan kitchen
- Modern shower room
- Suitable for short-term lets or as a private residence

Offers Over £100,000

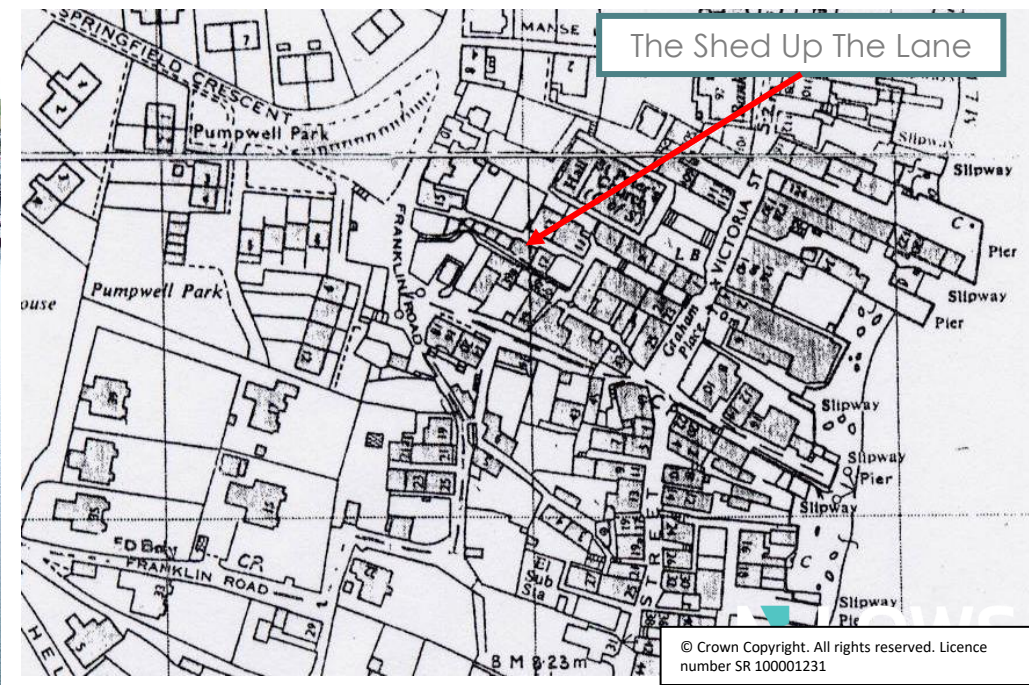
Tucked away in a peaceful and picturesque setting, The Shed Up The Lane at Graham Place is a truly special, architect-designed studio property located within the heart of the Stromness Conservation Area.

This unique and cosy dwelling perfectly blends thoughtful contemporary design with the charm and heritage of its historic surroundings. Cleverly configured, the accommodation is arranged in an open-plan layout, creating a bright and inviting living/dining/kitchen space that maximises both comfort and functionality. The mezzanine bedroom level is accessed by steps from the main living area, while the modern fitted shower room is conveniently accessed from the living space and is finished to a high standard, complementing the property's stylish design.

Currently operated as a successful short-term let, The Shed Up The Lane offers an excellent opportunity as an investment property with proven appeal. Equally, it would make a distinctive and characterful private residence for those seeking something truly different in a sought-after location.

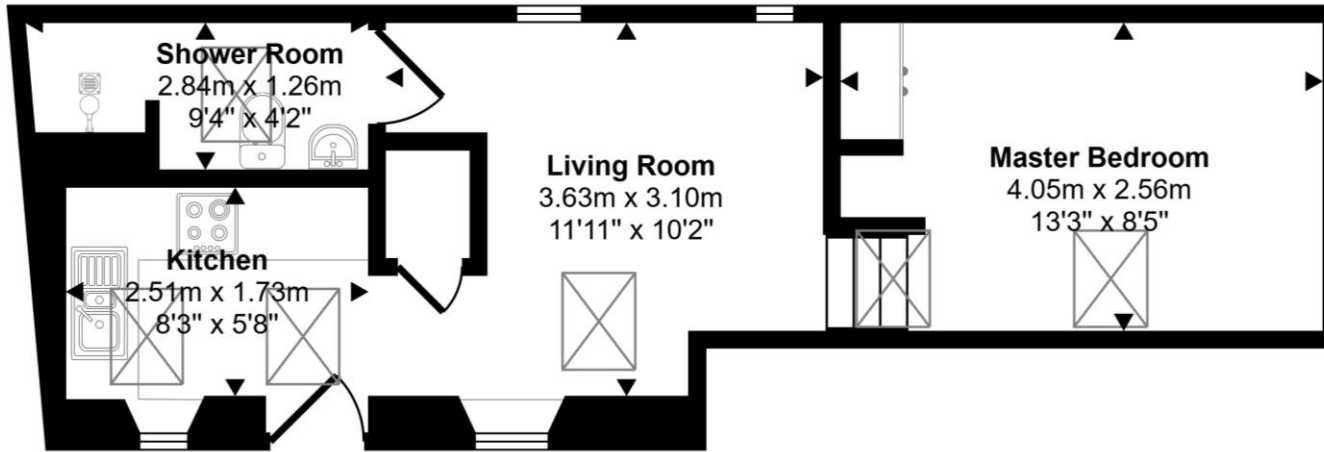


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Approx Gross Internal Area
32 sq m / 349 sq ft



EXTRAS

Floor coverings, blinds and white goods are included in the sale price.
Furniture is available by separate negotiation.

Services	Rateable Value	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed – 80 Mbps Mobile Network – O2, Three	£1,150	Band C	Flexible



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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.

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2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.