



3 Gray's Noust

Stromness, KW16 3EB

 **LOWS**

 3 Bed

 2 Bath

 1 Public



TAKE A LOOK INSIDE

Situated within the heart of Stromness and just moments from the waterfront, 3 Gray's Noust is a well-proportioned three-bedroom semi-detached home offering comfortable living, generous room sizes, and attractive sea views. Set within a quiet, established residential area, the property benefits from a shared courtyard space and easy access to the town's shops, restaurants, and local amenities.

KEY FEATURES

- 3 double bedrooms with built-in wardrobes
- Spacious living room / dining area
- Wet room style shower room
- Stair lift
- Excellent storage cupboards
- Dimplex electric panel heaters
- Stunning sea views
- School catchment area for Stromness Primary School and Stromness Academy
- Excellent opportunity for first-time buyers, families, or those seeking a low-maintenance home

EXTRAS

All floor and window coverings, cooker, washing machine, tumble dryer and stair lift are included in the sale price.

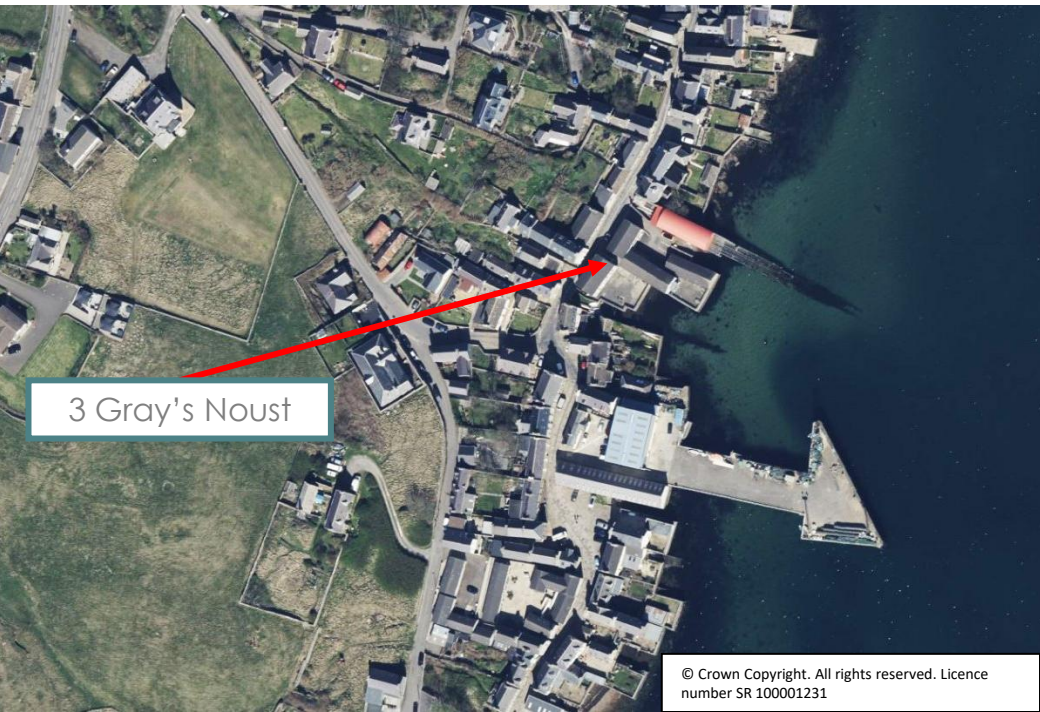
Offers Over £175,000

The ground floor comprises a welcoming entrance hall with a convenient WC, a bright kitchen with ample storage and workspace, and a spacious living/dining room. Large windows bring in excellent natural light and frame lovely views across the bay, creating a warm and inviting atmosphere ideal for relaxing or entertaining.

Upstairs, the first-floor hosts three double bedrooms, each featuring built-in wardrobes for practical storage. A well-designed wet-room-style shower room provides excellent accessibility and functionality, with a modern electric shower and safety handrails.

Externally, the property benefits from a shared courtyard that overlooks the water, offering an appealing space to enjoy the coastal surroundings. The home's position provides pleasant sea views from both the living area and upstairs bedrooms, adding to its charm.





3 Gray's Noust

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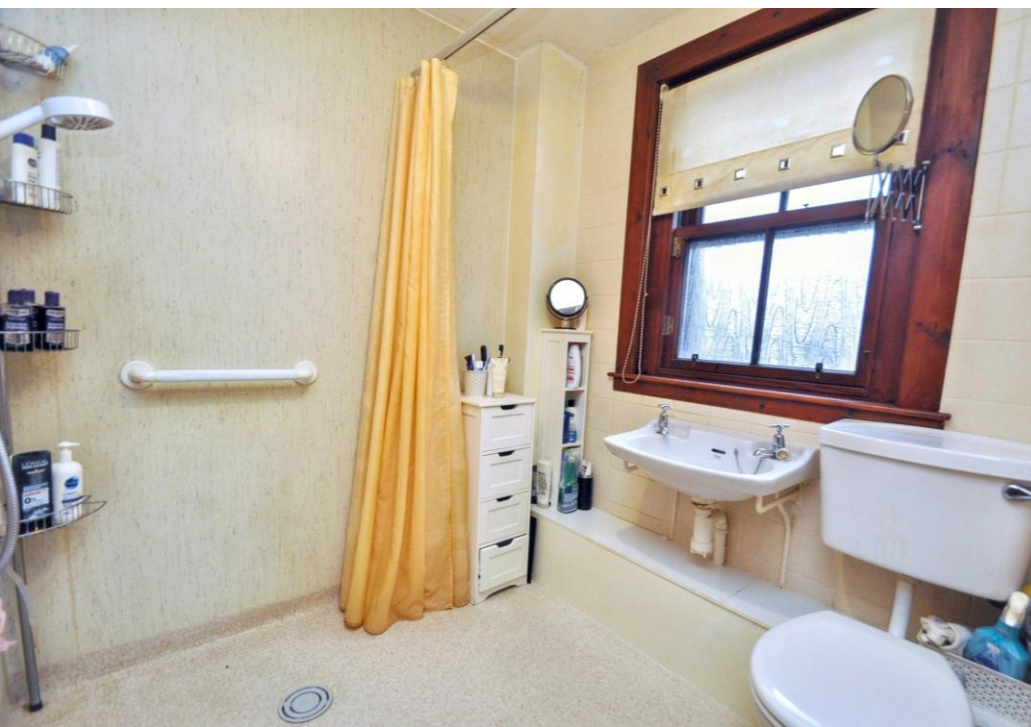
LOCATION

3 Gray's Noust enjoys a superb setting in the historic harbour town of Stromness, one of Orkney's most picturesque and sought-after coastal communities. Nestled just a short stroll from the waterfront, the property offers immediate access to the town's charming network of lanes, independent shops, galleries, cafés, and essential services.

Residents can enjoy the tranquillity of waterside living combined with the convenience of being within walking distance of schools, supermarkets, medical facilities, and transport connections. The peaceful location of Gray's Noust makes it ideal for those seeking a central yet quiet position in Stromness, with the added advantage of beautiful sea views and easy access to the shoreline.



What3words : [///avocado.repair.robes](https://www.what3words.com/avocado.repair.robes)



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.

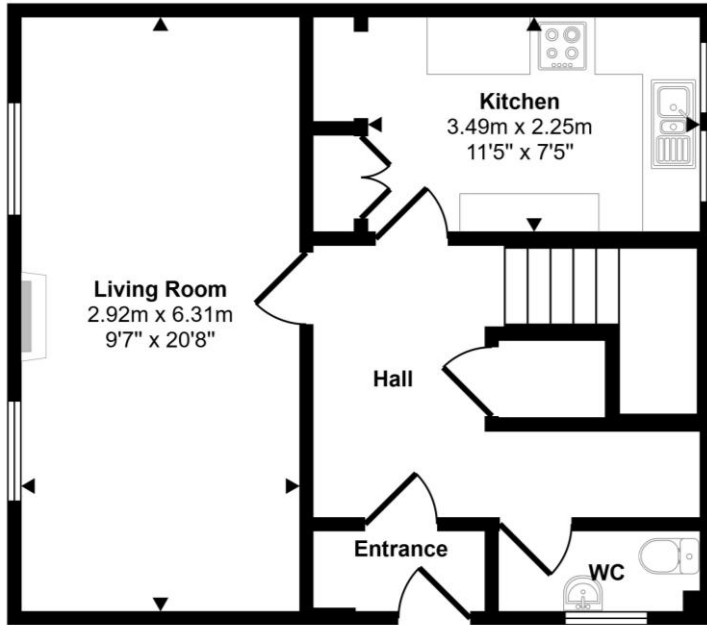


Viewing

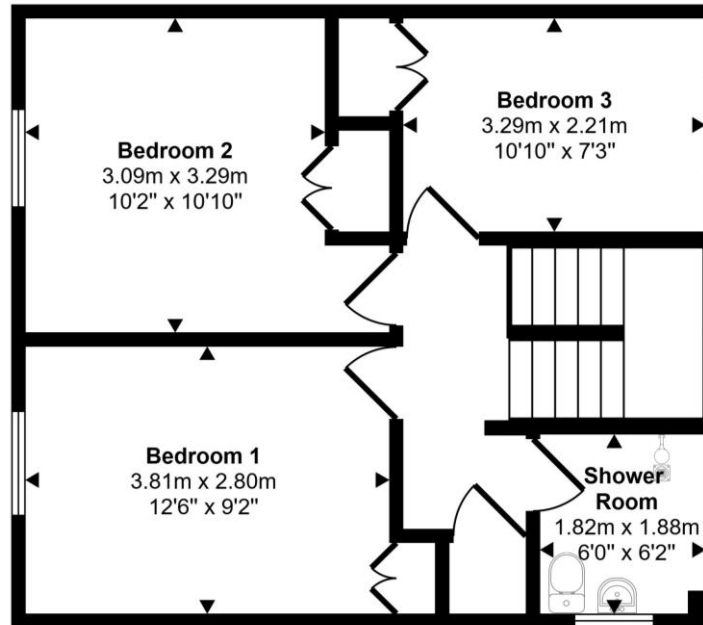
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



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



Ground Floor
Approx 45 sq m / 484 sq ft



First Floor
Approx 45 sq m / 483 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 B	Band E	Flexible