



Berridale

 **LOW'S**

Hillside Road, Stromness, KW16 3AH

 3 Bed

 2 Bath

 2 Public



TAKE A LOOK INSIDE

Situated in a desirable area on the north side of Stromness, Berridale is a charming traditional detached dwelling that effortlessly combines character, warmth and practicality. Boasting a distinctive fisherman-inspired décor throughout, this unique family home offers spacious accommodation, attractive period features and a wonderful sense of personality in every room.

KEY FEATURES

- Traditional detached family home in a sought-after area on the north side of Stromness
- Three spacious double bedrooms plus a useful box room/home office
- Distinctive fisherman-inspired décor and character features throughout
- Flexible open-plan kitchen/dining/family room with dual aspect garden views
- Versatile movable kitchen island/worktop to suit individual requirements
- Generous lounge featuring a multi-fuel stove and striking traditional stone fireplace
- Spacious first-floor landing with large feature window providing excellent natural light
- Oil fired central heating. Mix of uPVC double glazed windows, double glazed sash and case windows, and a timber-framed window with secondary glazing
- Large private and enclosed rear garden and detached garage/workshop providing excellent storage and workspace
- Convenient location within easy reach of Stromness amenities, schools and transport links

Offers Over £395,000

Entering through the generous vestibule, the welcoming hallway provides access to the ground floor accommodation and immediately sets the tone for the character found throughout the property. At the heart of the home is a bright and spacious dual-aspect open-plan kitchen, dining and family living area, benefitting from pleasant garden views to both the front and rear. Designed with everyday family life in mind, the kitchen features excellent storage and workspace, including a versatile movable island unit which can be repositioned to suit individual requirements. The family living area is beautifully complemented by a charming multi-fuel stove, creating a cosy focal point and a wonderful space for relaxing or entertaining.

The separate sitting room offers further generous living accommodation and exudes warmth and character, centred around an impressive multi-fuel stove set within a striking traditional stone fireplace and feature wall. From here, doors lead into the bright conservatory, an ideal spot to unwind and enjoy the garden outlook, particularly during the warmer summer months. Completing the ground floor is a conveniently located WC.





A staircase illuminated by a stunning large window leads to the first floor, where a large and spacious landing enhances the bright and airy feel of the home. The upper floor comprises three well-proportioned double bedrooms, each offering comfortable family accommodation, together with a useful box room which is perfectly suited for use as a home office, nursery or hobby room. The family bathroom is generously sized and fitted with both a freestanding bath and separate walk-in shower enclosure.

Externally, Berridale enjoys private and enclosed garden grounds. The rear garden is predominantly laid to lawn and provides a safe and secure outdoor space for families, with access to a substantial garage, workshop and additional store, offering excellent storage and versatility for a variety of uses. To the front of the property, the garden is also mainly laid to lawn, with an attractive stone-slab pathway leading to the entrance.

Offering an abundance of character, flexible family living space and a sought-after Stromness location, Berridale is a rare opportunity to acquire a distinctive home with charm, style and practicality in equal measure.





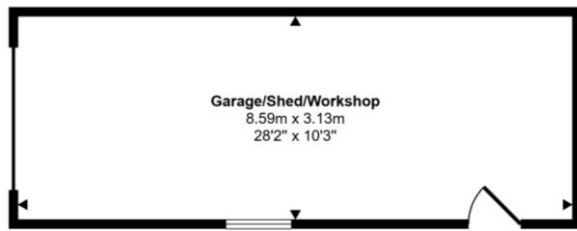


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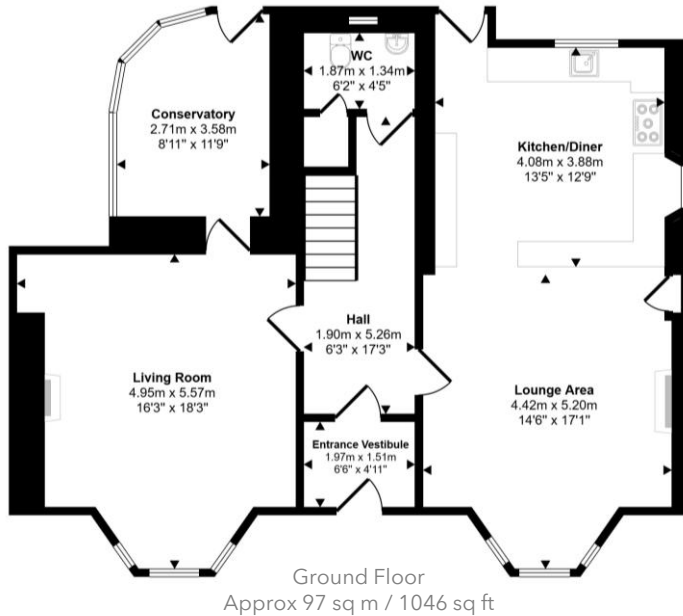
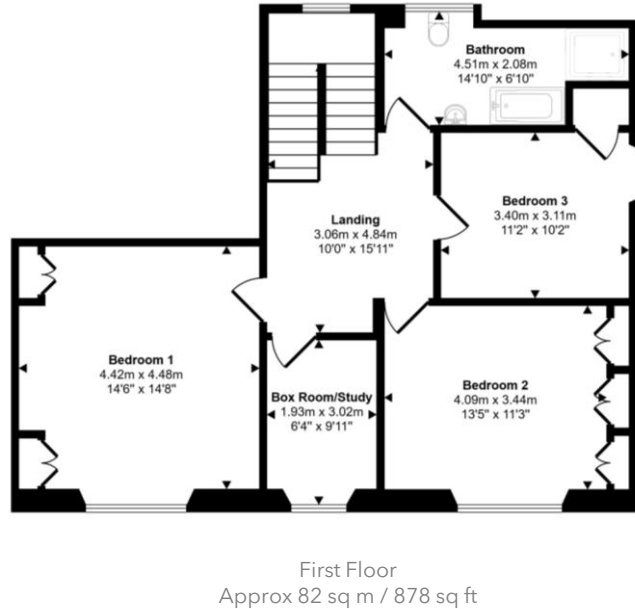
LOCATION

Situated in a desirable residential area on the outskirts of Stromness, Berridale enjoys a peaceful setting while remaining within easy reach of the town's excellent range of local amenities. Stromness is renowned for its picturesque harbour, historic winding streets, independent shops, supermarkets, cafes, and well-regarded primary and secondary schools.

The property benefits from convenient access to local transport links, including the Stromness Ferry Terminal, and is well positioned for enjoying the area's beautiful coastal scenery, countryside walks, and outdoor pursuits. Combining a tranquil residential location with the convenience of nearby services, Berridale offers an excellent opportunity to enjoy all that Stromness and the surrounding West Mainland have to offer.



This floorplan is only illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate, and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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.

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Mains Drainage Broadband Speed - 41 Mbps Mobile Network - Vodafone, EE, O2, 3	Band E	Band E	Flexible

EXTRAS

Floor coverings, some window coverings, Range cooker and dishwasher are included in the sale price.

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

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