



97 Victoria Street, Stromness, Orkney, KW16 3BU
FOR SALE – Offers over £265,000

 5  3  2  F

97 Victoria Street, Stromness

- Substantial former bank house
- B Listed by Historic Environment Scotland
- Oil fired and air source central heating throughout
- Secluded garden

Substantial, 5 bedroomed dwellinghouse situated in the heart of Stromness, with secluded, well maintained garden laid to patio and greenhouse.

The accommodation over 2 floors comprises spacious sittingroom, kitchen diner, 2 family size bathrooms, utility room, dining/entertainment room, study and 5 bedrooms, one of which is en-suite. The property also benefits from workshop and storage space accessed from the garden.

Viewing is highly recommended to appreciate the potential this family sized property has to offer.



First Floor

Entrance vestibule

Entrance through timber and glass exterior door. Oil radiator and air source heat unit. Cupboard located under stairs. Carpet flooring.

Hallway

Air source heating unit. Carpet flooring. Leading to living room, bedroom, sitting room, utility, bathroom, kitchen and stair to second floor.

Living Room

Spacious room with high ceiling east facing onto street. Decorative stone fireplace with mantelpiece above and oil radiator. Carpet flooring.

Study

East facing onto street. Carpet flooring. Worktop desk and high shelving.

Dining/Entertainment Room

East facing onto street. Oil Radiator. Decorative alcove with shelving. Carpet flooring.

Kitchen

West facing overlooking garden. Oil radiator. Generous floor and wall mounted units with ample worktop space. Plumbing for washing machine. Electric 5 hob cooker with extractor canopy above. Ceramic sink with mixer tap and drainer. Breakfast bar with seating. Vinyl flooring.

Shower room

Large built in storage cupboard. Oil radiator. W.C., wash hand basin and fully tiled corner shower enclosure with mains mixer shower. Tiled walls. Wall mounted cabinet with mirrored door. Vinyl flooring.

Bedroom 1

West facing overlooking garden. Double Bedroom. Carpet flooring. Oil radiator.

Utility Room

Ample space for white goods, currently used as a drying room. Built in shelving with coat hooks. Carpet flooring.



Second Floor

Bedroom 2

Double bedroom with en-suite. Oil radiator. Alcove fitted wardrobe with hanging space. Carpet flooring.

En-suite Shower Room

WC. Wash hand basin with mixer tap. Fully tiled shower enclosure with electric shower. Towel rail. Carpet flooring.

Bedroom 3

East facing double bedroom with built in wardrobe. Oil radiator. Carpet flooring.

Bedroom 4

East facing double bedroom. Oil radiator. Built in double wardrobes with hanging space. Carpet flooring.

Bedroom 5

Double bedroom with west facing Velux window. Oil radiator. Carpet flooring.

Family Bathroom

Oil radiator. Corner bath. WC. Wash hand basin. Fully tiled shower enclosure with electric shower. Velux window. Towel rail. Carpet Flooring.

Garden Patio and Storage Rooms

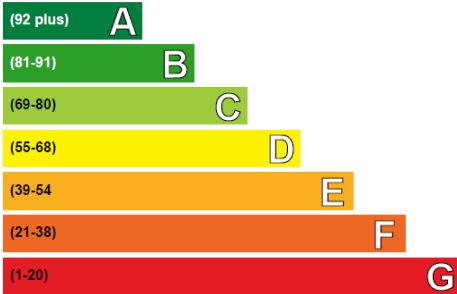
West facing multi-leveled patios with established borders. Accessed from Manse Lane. Flagstone pathway and paved areas with ample seating areas. Drying area. Steps leading to a small pond. Greenhouse located close to entrance. Small shed. Outdoor tap.

There is a ground floor basement store, accessed by stairs from the garden, which is currently used as a workshop with internal smaller rooms ideal for storage. Flagstone and concrete floors.



EPC

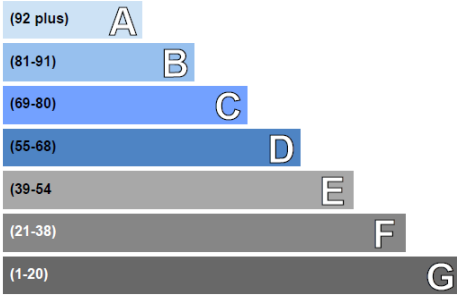
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	75
32	

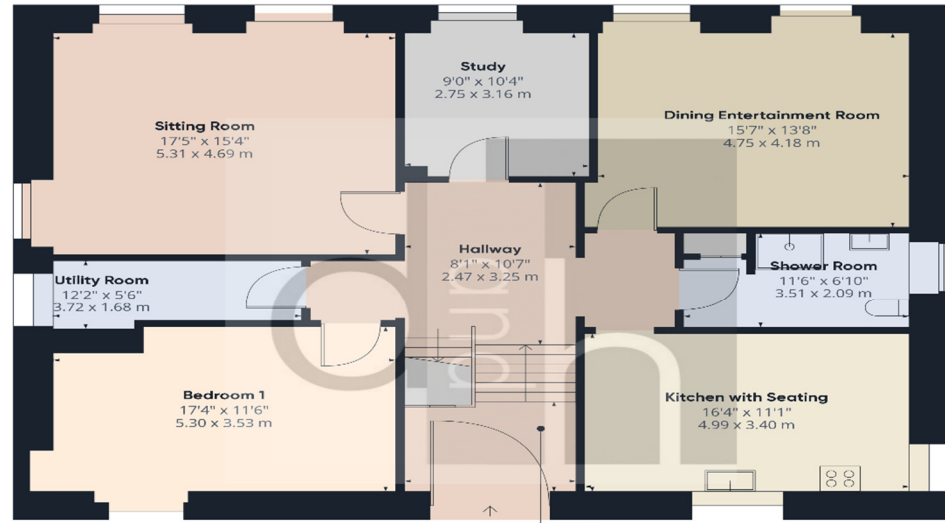
Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
	68
27	

Floor Plan



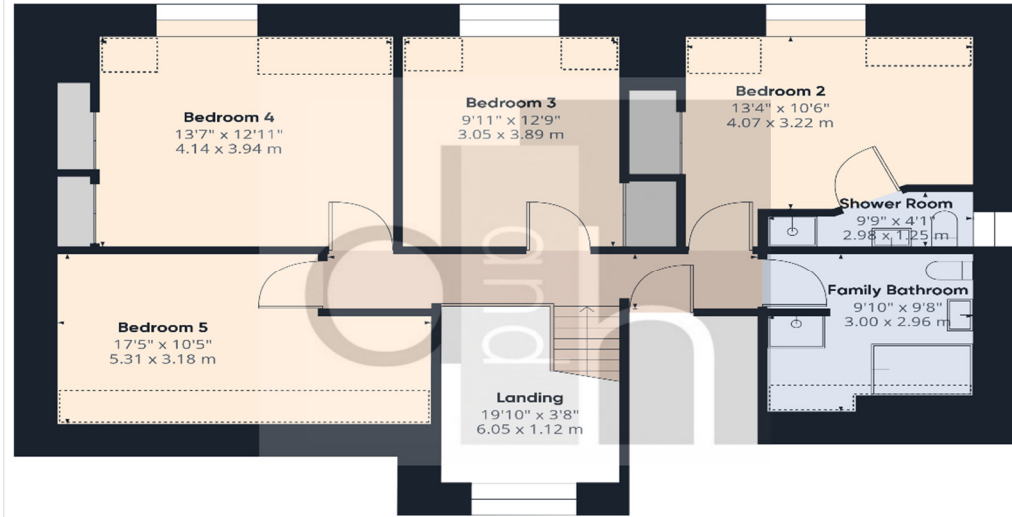
Hallway
8'0" x 6'8"
2.46 x 2.04 m

Floor 1



Approximate total area⁽¹⁾
1398.01 ft²
129.88 m²

(1) Excluding balconies and terraces.
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIRAFFE360



Floor 2



Approximate total area⁽¹⁾
850.94 ft²
79.05 m²

Reduced headroom
99.85 ft²
9.22 m²

(1) Excluding balconies and terraces.
□ Reduced headroom (below 1.9m/6'2 7/8")
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
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COUNCIL TAX

The subjects are in Band E. The Council Tax Band may be re-assessed by the Orkney Islands Council when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band F (32)

SERVICES

Mains electricity and water.

MAINTENANCE

Liability for maintenance, replacement and renewal of roof and all common parts is shared with the proprietors of the ground floor former bank 60%/40% respectively

FIXTURES AND FITTINGS

All carpets and floor coverings, white goods in kitchen and curtains (with exception of curtains in dining/entertainment room) are included in the sale price. Some other moveables may be available to purchase by separate negotiation.

PRICE

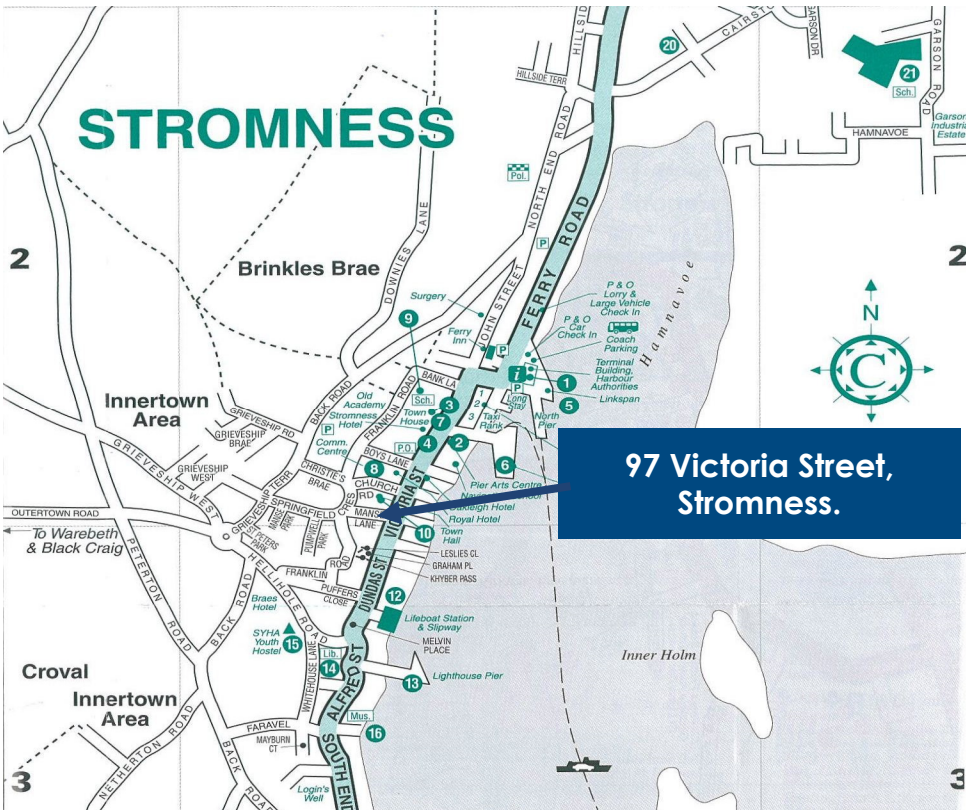
Offers over £265,000 are invited.

VIEWING

All viewings to be arranged by appointment only through d and h as the sole selling agent:

Telephone: 01856 872 216

Email: hello@dandh.co.uk



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NOTES - These particulars have been prepared following inspection of the property in May 2024 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.