



2b Graham Place,
Stromness, Orkney, KW16 3BY
FOR SALE – Offers over £120,000



2b Graham Place, Stromness, Orkney

- First floor flat
- Central location
- Move in condition
- Modern kitchen and bathroom
- Electric panel heaters
- Timber, double glazed, sash and case window and Velux roof windows

2b Graham Place is conveniently located in the heart of the picturesque conservation area of Stromness and is a 5 minute walk from the main ferry port on Orkney and to an excellent selection of independent shops restaurants, art galleries and a museum. Kirkwall, and the further amenities located there, is approximately 16 miles away.

Viewing is highly recommended to see the full potential this attractive, light filled flat has to offer.



Entrance Hallway

Velux window. Access to hallway.

Living Room

An inviting, light filled room ideal for open plan living. Window to the front of the property with views onto the historic Stromness main street. Focal point, wall mounted electric fire. Access to kitchen/dining room, storage room and hallway.

Kitchen/Dining Room:

Modern floor and wall mounted units with worktop space and matching splashback above. Stainless steel sink with mixer tap and drainer. Washing machine. Space for under counter fridge and freezer. Integrated electric oven with hob and extractor fan above. Pantry cupboard offering further storage. Access to living room, storage room and hallway.

Storage Room

Accessed through the kitchen and offering excellent storage.

Bedroom 1

Double bedroom with Velux window to rear. Access to hallway.

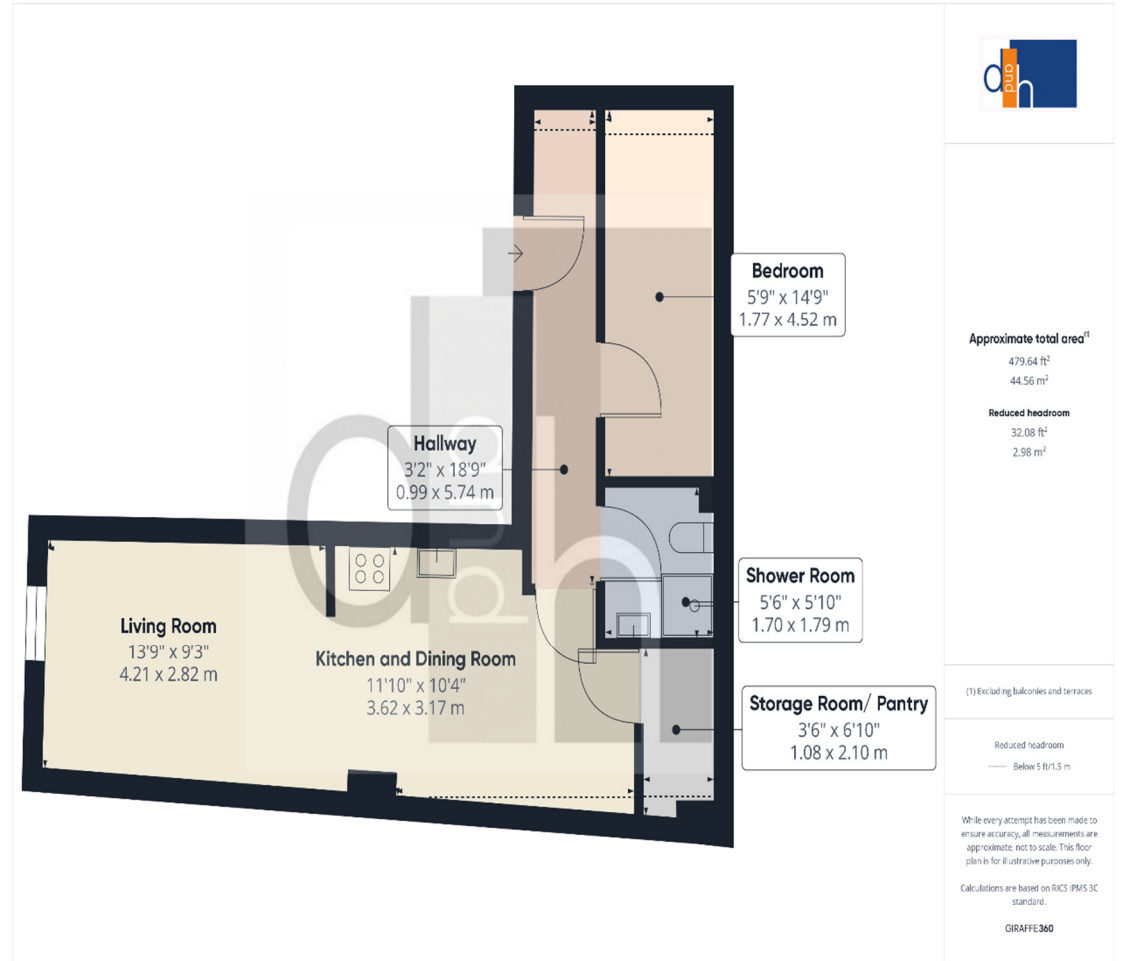
Shower Room

Corner shower enclosure with wet wall panelling and electric shower. Wash hand basin and WC. Access to hallway.





Floor Plan



COUNCIL TAX BAND

The subjects are in Band (C). The Council Tax Band may be re-assessed when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING

The property has an energy rating of band E (43)

SERVICES

Mains water, electricity and drainage.

FIXTURES AND FITTINGS

Floor and window coverings, along with the white goods are included in the sale price. Furniture may be available by separate negotiation.

PRICE

Offers over £120,000 are invited.

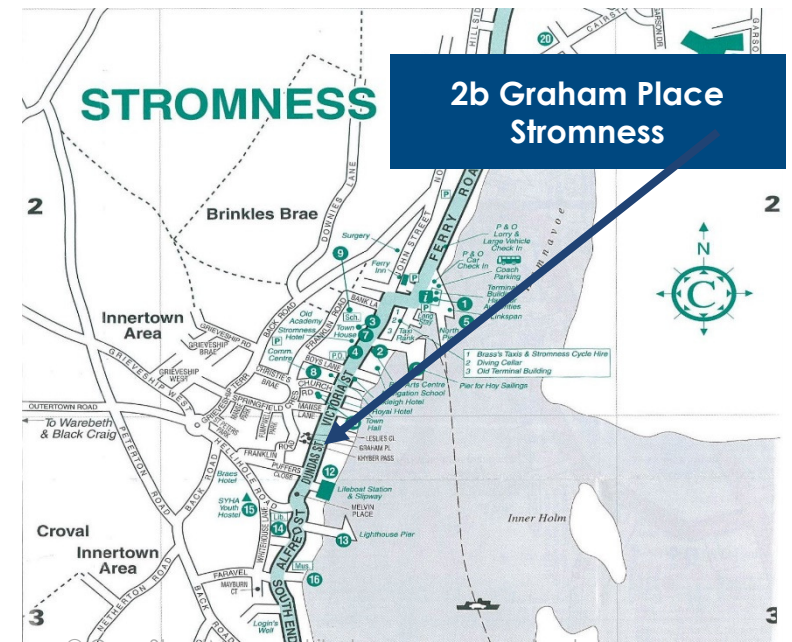
VIEWING

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

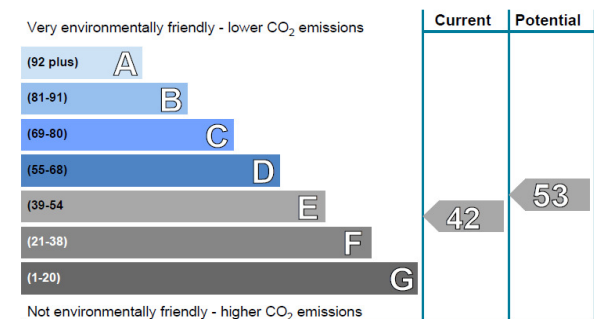
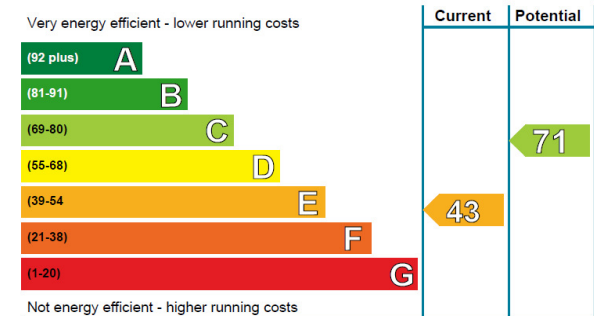
Telephone: 01856 872216

Email: hello@dandhlaw.co.uk

***All viewings are conducted at the viewers own risk.**



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NOTES - These particulars have been prepared following inspection of the property in September 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.

