



96 GRIEVESHIP WEST, STROMNESS, ORKNEY, KW16 3BQ  
**FOR SALE – Offers over £150,000**



## 96 Grieveship West, Stromness, Orkney

- Convenient location
- Air to air heating supplemented by solid fuel stove
- uPVC double glazed windows and doors
- Elevated garden with a patio area
- Residents car park

96 Grieveship West is a 4-bedroom terraced property situated in a quiet residential area in Stromness that is conveniently located close to the schools as well as being in walking distance to shops, supermarket, post office, sports amenities and the main ferry port.

Kirkwall, and the further amenities located there, is approximately 16 miles away.

The property has a modern family bathroom and generous storage. The garden is easily maintained, being laid to lawn with a paving area with mature trees and shrubs. Residents parking is close by, by way of a car park to the rear of the property.

This property would be ideal for a wide range of purchasers including first time buyers and for those looking for an investment property. We highly recommend viewing to see the full potential this family property has to offer.



### **Entrance Hallway**

Entry through uPVC door into porch and through to the hallway. Access to W.C., sitting room and kitchen.

### **W.C.**

W.C.

### **Sitting Room**

Spacious room with 2 windows to the rear aspect. Solid fuel stove set in a tiled surround.

### **Kitchen**

Two windows to the rear aspect. Floor and wall mounted units with a good run of worktop space. Stainless steel sink with drainer. Space and plumbing for washing machine. Space for cooker. Space for further white goods. Shelved pantry. Space for dining table and chairs. Access to rear porch.

### **Rear Porch**

Large storage cupboard. Half glazed uPVC exterior door to rear garden.

### **First Floor**

#### **Landing**

Window to the front aspect. Loft access. Doors to bedrooms and bathrooms.

#### **Bedroom 1**

Window to rear. Single built in wardrobe with hanging rail and shelf.

#### **Bedroom 2**

Window to rear. Single built in wardrobe with hanging rail and shelf.



### **Bedroom 3**

Window to rear. Single built in wardrobe with hanging rail and shelf.

### **Bedroom 4**

Window to rear. Double built in wardrobe with hanging rail and shelf.

### **Bathroom**

Privacy glazed window to the front aspect. Wet wall paneling to all walls. Wash hand basin set in fitted vanity unit. W.C. Bath with electric shower over.

### **Outside**

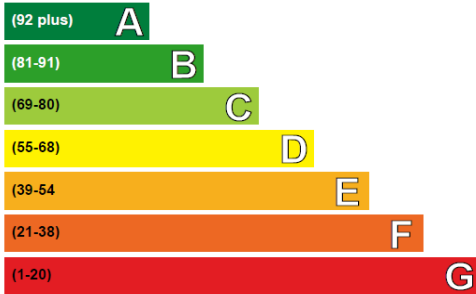
There is a residents car park with ample parking.

From the rear entrance, steps up lead to a paved patio area along with an area of lawn which incorporates a rotary drier. The garden is bounded by a wall to 3 sides with access to the pathway to the rear is via the neighbouring garden.



# EPC

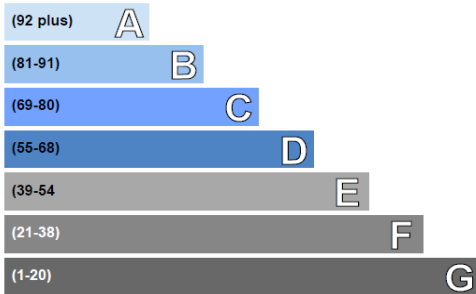
Very energy efficient - lower running costs



Current	Potential
63	76

Not energy efficient - higher running costs

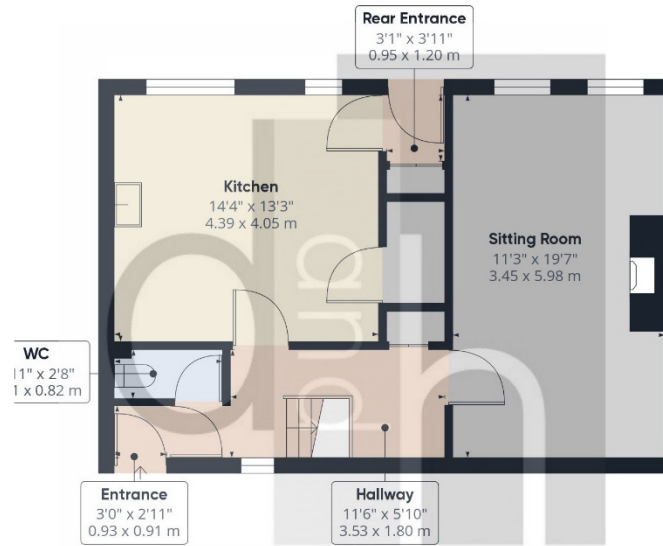
Very environmentally friendly - lower CO<sub>2</sub> emissions



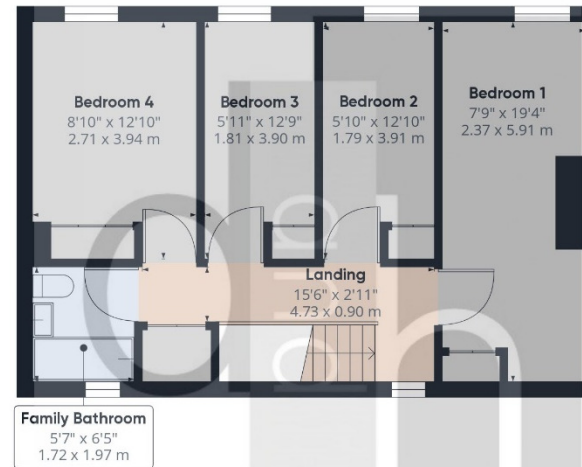
Current	Potential
67	79

Not environmentally friendly - higher CO<sub>2</sub> emissions

# Floor Plan



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1053.77 ft<sup>2</sup>  
97.9 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

**COUNCIL TAX**

The subjects are in Band B. The Council Tax Band may be re-assessed by the Orkney Island’s 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 D(63)

**GENERAL**

Solid fuel stove to radiators is currently not in working order.

**SERVICES**

Mains electricity and water with drainage.

**FIXTURES AND FITTINGS**

Floor and window coverings are included in the sale price.

**PRICE**

Offers over £150,000 are invited.

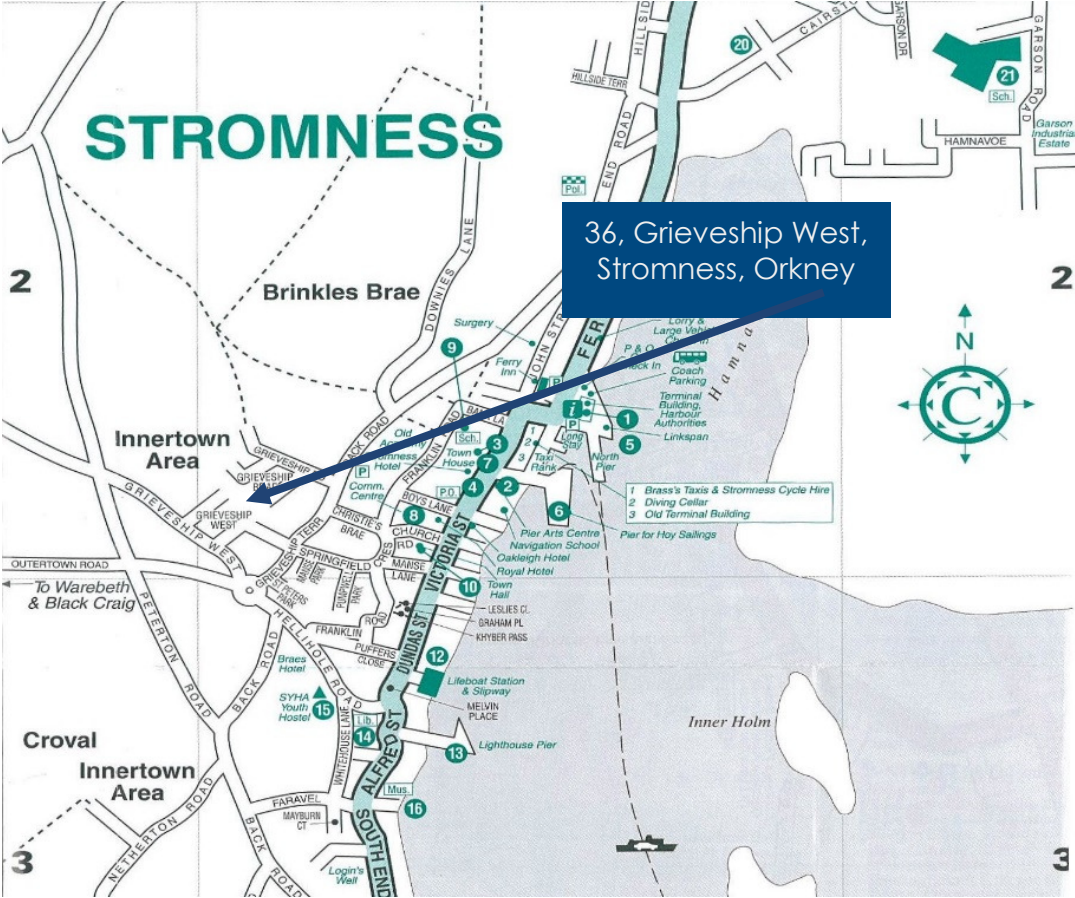
**VIEWING**

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 November 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.