



KROOSDAL, 8 GARSON DRIVE, STROMNESS, ORKNEY, KW16 3JG
FOR SALE – Offers over £235,000



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Kroosdal, 8 Garson Drive, Stromness, Orkney

- Desirable location
- Air to water heat pump, solid fuel stove and electric panel heaters
- uPVC double-glazed and timber framed single glazed windows and doors
- Mature gardens with paved areas
- Attached garage with large workshop area

Kroosdal is an attractive 3-bedroom detached bungalow situated in a quiet residential area in Stromness. The gardens have views over Brinkies Brae and towards the Hoy Hills.

The property benefits from a kitchen/ dining room, sitting room, three good-sized bedrooms and a modern family bathroom. The garden is laid to lawn with a paved path and an abundance of mature trees and shrubs. There is a generously sized attached garage which has a large workshop area.

Kroosdal is conveniently located close to the schools as well as being within walking distance of shops, supermarket, post office, sports amenities and the main ferry port. Kirkwall, and the further amenities located there, is approximately 16 miles away.

This property would be ideal for a wide range of purchasers including families, retirees and those looking for an investment property. We highly recommend viewing to see the full potential this attractive property has to offer.



Entrance Porch

Entry through into generously sized porch.
Access to kitchen/ dining room and garage.

Kitchen/Dining Room

Views over front aspect. Floor and wall-mounted units with ample run of worktop space. Double stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine. Space for cooker with extractor hood above. Space for further white goods. Large cupboard with air source heating controls. Dining area has a window to the front aspect and ample space for a large dining table and chairs. Access from the dining room into sitting room.

Sitting Room

Spacious room with large picture window with views to the rear aspect. Solid fuel stove with timber mantle and tiled hearth. Access to the dining room and hallway.

Rear Porch

Part-glazed timber door with glazed side panel leading to rear garden.

Hallway

Currently set up as study area. Loft access. Cupboard housing meters and fuse box. Storage cupboard with shelving. Access to kitchen, sitting room, bedrooms and bathroom.

Bedroom 1

Window to front aspect. Built-in wardrobes with hanging rails and shelves. Access to the hallway.

Bedroom 2

Window to rear. Built-in wardrobes with hanging rails and shelves. Access to the hallway.



Bedroom 3

Window to rear. Single built-in wardrobe with further built in furniture to the side. Access to the hallway.

Family Bathroom

Privacy glazed window to the front aspect. Wet wall paneling to walls. Wash hand basin. W.C. Bath with electric shower over. Access to the hallway.

Outside

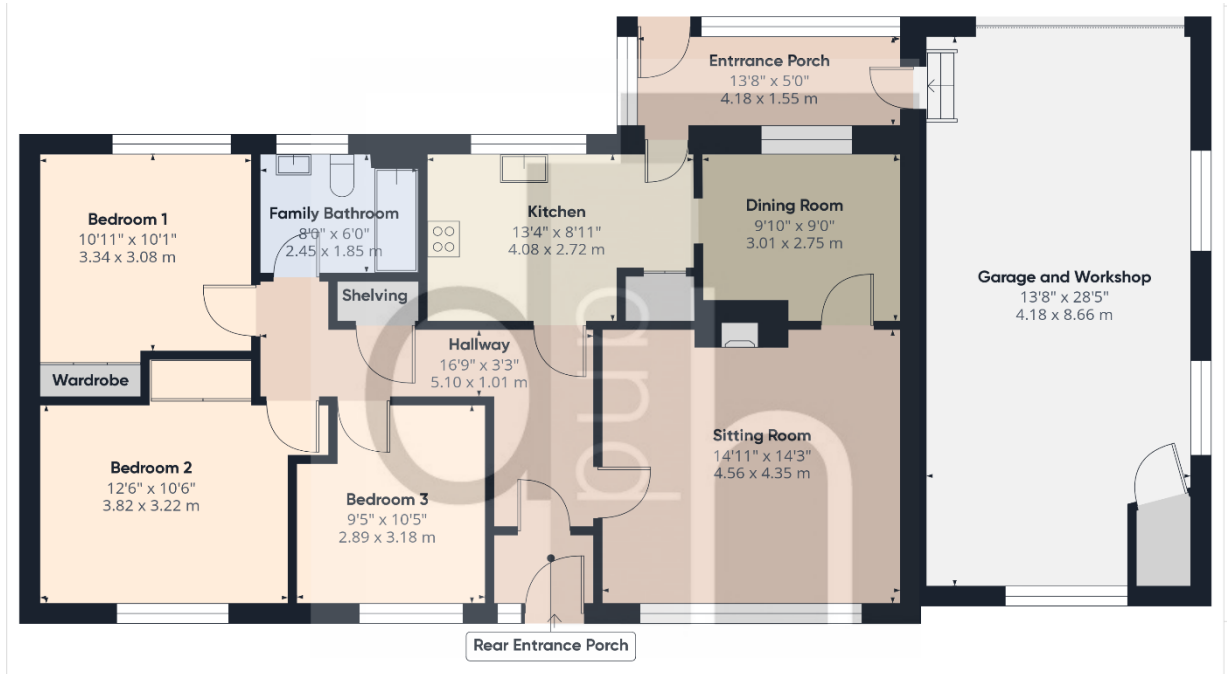
There is an attached garage with a large workshop area. Side access to the rear gardens via a paved area along with areas of lawn. Mature trees and established borders. Small timber shed. Front garden with patio paving. The gardens are bounded by wooden fencing.



EPC

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Floor Plan



COUNCIL TAX

The subjects are in Band D. 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 C(74)

SERVICES

Mains electricity and water with drainage.

FIXTURES AND FITTINGS

Floor and window coverings are included in the sale price.

PRICE

Offers over £235,000 are invited. Revised price of £30,000 below the home report value.

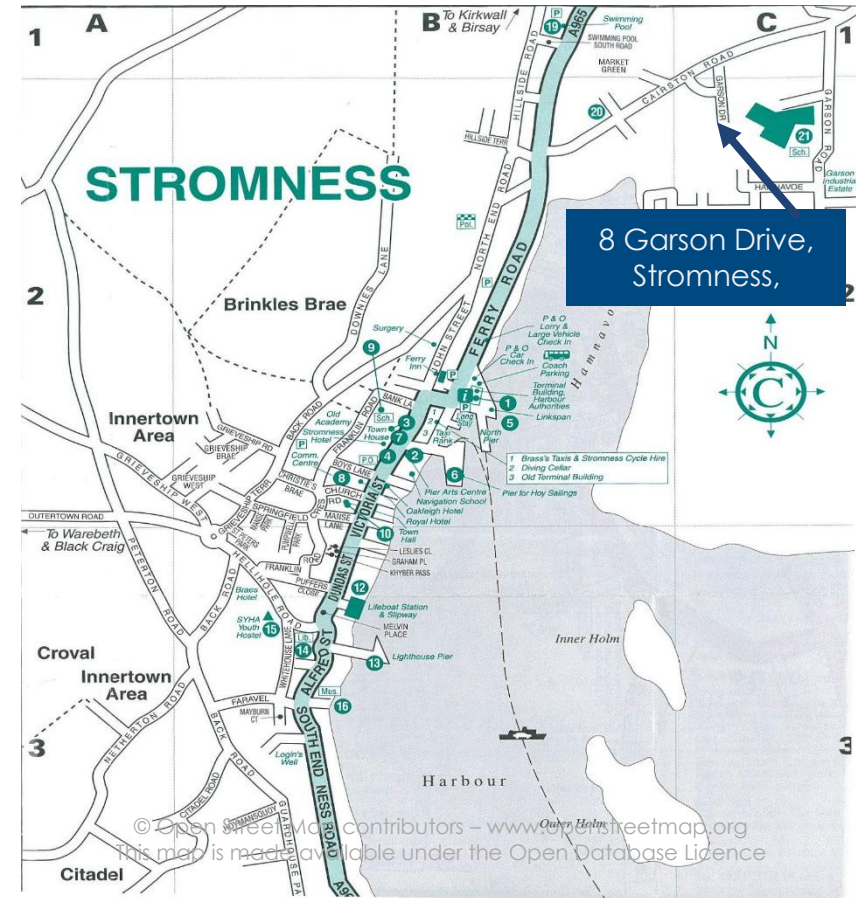
VIEWING

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.



NOTES - These particulars have been prepared following inspection of the property in January 2025 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.