

**RONASVOE, 42 ALFRED STREET,
STROMNESS, KW16 3DF
FIXED PRICE £215,000**

£20,000 LESS THAN HOME REPORT VALUATION



Ronasvøe is a substantial 4 bedroom town house situated very close to the waterfront in the picturesque town of Stromness. The attractive 'C' listed property lies within the towns conservation area and offers spacious accommodation on 3 floors. The property is a pleasing blend of traditional and contemporary features.

The dwellinghouse is tastefully decorated throughout and has oil central heating, provided by the Stanley range in the kitchen and wooden framed double glazed windows.

The beamed ceiling entrance hall leads into the ground floor living room which has a solid fuel stove sitting on a stone hearth with the stone surround extending to the ceiling. The kitchen also has a beamed ceiling, a dining area with 2 window seats and quality fitted cupboards incorporating plumbing for a dishwasher and a washing machine together with the oil fired Stanley which is used for both cooking and central heating. Also on the ground floor is a shower room.

The sitting room is on the first floor and enjoys views of the bay as well as having a fire place and a door into the office. There is also a bathroom, with shower over the bath, and bedroom 4 on the first floor. There are 3 bedrooms on the second floor the largest of which has a fitted display unit and a built-in wardrobe. The mostly floored attic is accessed from a loft ladder in bedroom 3.

The garden ground pertaining to Ronasvøe lies a short walk away and includes a garden shed/greenhouse, lawn and raised decking which offers a beautiful view over the town and bay towards Scapa Flow.

SERVICES - Mains water and electricity. Telephone.

COUNCIL TAX BAND - Band D. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the Band being altered.

ENERGY PERFORMANCE RATING – Band E.

ENTRY – By arrangement.

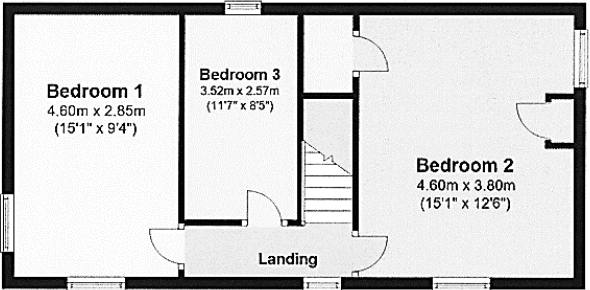
FIXTURES AND FITTINGS - All floor coverings are included in the sale price.

VIEWING - For an appointment to view please contact Lows Property Department.

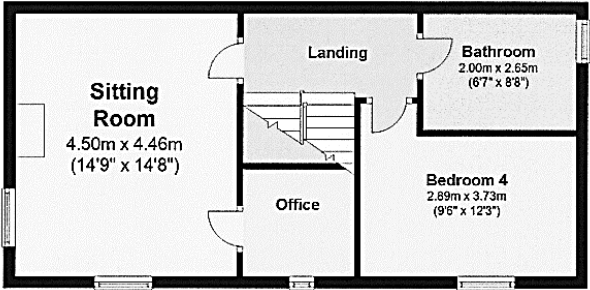
PRICE – Fixed price £215,000
Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



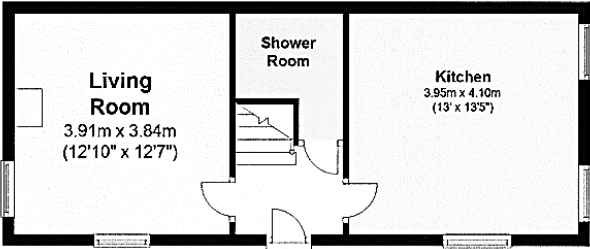
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR







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DJMF

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

1. 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.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.



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