LOWS
LAW PROPERTY FINANCE

NESS HOUSE, 1 NESS ROAD, STROMNESS, KW16 3DL
OFFERS OVER £280,000

CLOSING DATE SET FOR OFFERS
4PM THURSDAY 22ND NOVEMBER 2018

Ness House is a substantial 5 bedroom dwellinghouse with a one bedroom annexe set in a large garden commanding beautiful views across the bay. The property includes foreshore to the front and a double garage and is within walking distance of the town centre and golf course.

Ness House is a 'C' listed building and is located within the Stromness Conservation Area.

The dwellinghouse has many original features including picture rails and cornice together with a feature fireplace in the living room. Ness House has oil fired central heating throughout.

The accommodation, on the ground floor includes a living room, sitting room and dining room together with the kitchen, utility room and shower room. There are 3 double bedrooms and a bathroom on the first floor. One of the bedrooms is accessed by a staircase off the sitting room. There are 2 further double bedrooms on the second floor.

The annexe, which has its own front door together with a door from the inner hall into the main house kitchen, offers potential as a granny flat or as holiday or long term lets if desired.

The double garage is set into the front garden and the large rear garden includes lawns, drying area, trees, bushes and a green house.

SERVICES *- Mains services. Telephone.*

COUNCIL TAX BAND *- NESS HOUSE - Band E. THE ANNEXE – Band A. 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.*

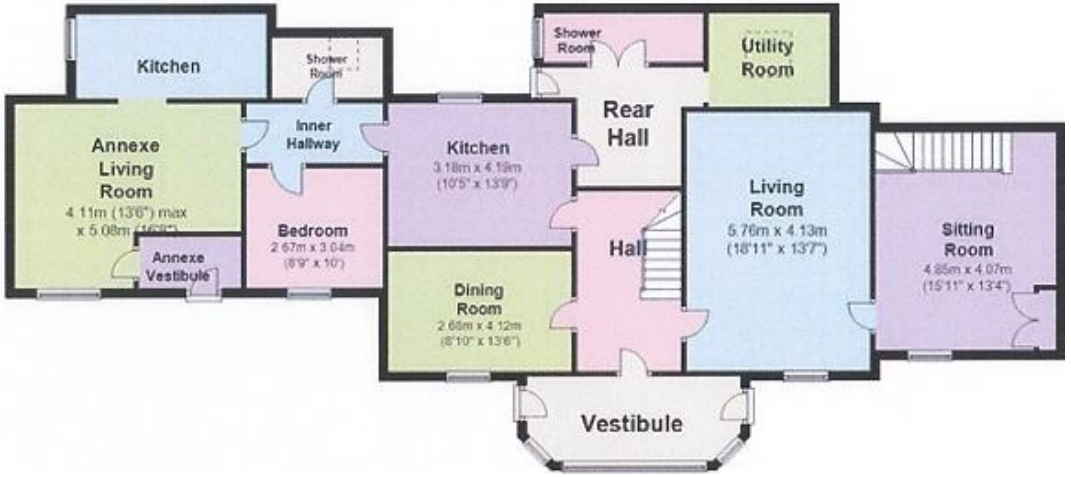
ENERGY PERFORMANCE RATING *– NESS HOUSE - Band F. THE ANNEXE – Band F.*

ENTRY *- By Arrangement.*

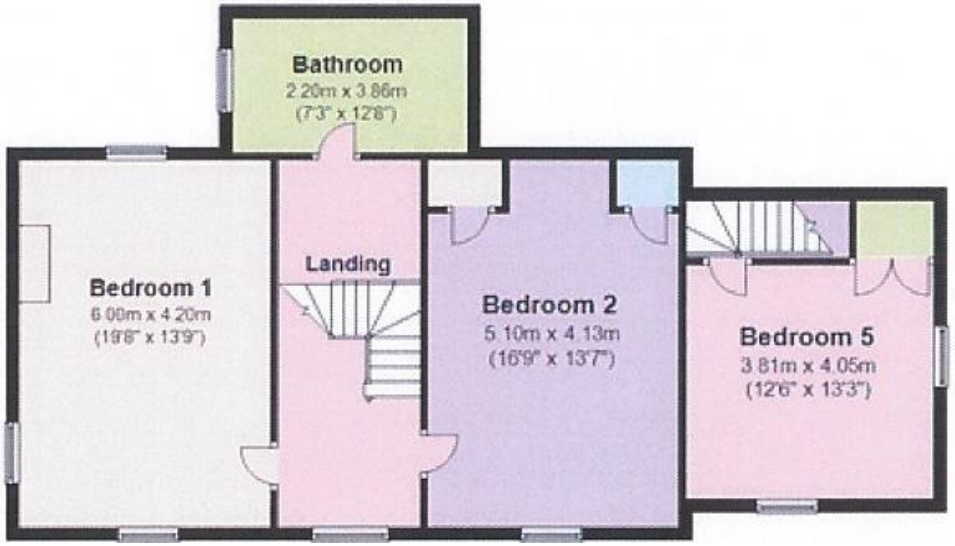
FIXTURES AND FITTINGS *– All floor coverings are included in the sale price.*

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

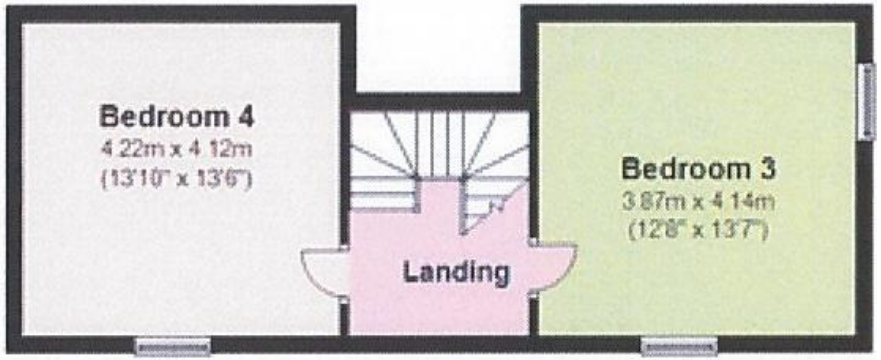
PRICE *- Offers over £280,000*
Further enquiries should be directed to Lows Property Department with whom all offers should be lodged in writing.



FIRST FLOOR



SECOND FLOOR



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DMNH

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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