

100 VICTORIA STREET, STROMNESS, ORKNEY, KW16 3BS  
First Floor Flat with 2 double ensuite rooms



**Rent:** £375 per calendar month– payable one month in advance

**Deposit:** one month rent

includes broadband and telephone line rental (but not use)

Electricity in each unit is payable by tenant

2 double ensuite bedrooms with shared kitchen and living area

Frequent bus service to Kirkwall

- |                         |   |                                  |                               |
|-------------------------|---|----------------------------------|-------------------------------|
| * Furnished             | * Air Source Heating in main living areas | * Underfloor Heating in en-suite | * Electric Heating in bedroom |
| * Double Glazed         | * Fridge                                  | * Washer/Dryer                   | * Internet Access             |
| * Electric Oven and Hob | * Built in wardrobe                       | * Drying Facilities              | * Communal Parking            |
| * Double bed            | * Store                                   |                                  |                               |
| * Garden                |   |                                  |                               |

Accommodation (all measurements are approximate)

Bedroom 2 (Second Floor) 3.08m (10'2") x 2.91m (9'7")

Double bedroom with en-suite shower room. Built in wardrobe and shelves. Attractive harbour view. Carpet flooring. Electric panel heater. Telephone and TV points.

Shower Room/En-suite (Second Floor) 1.71m (5'8") x 1.82m (6'0")

Shower room with access from the hall and bedroom 2. White WC, WHB and shower cubicle. Feature wall mirror with lights. Black gloss floor tiles and underfloor heating.

Kitchen (Second Floor) 3.08m (10'2") x 4.43m (14'7")

New modern fitted kitchen with fridge, washing machine and oven with ceramic hob. Built in hot cupboard. Open plan with lounge. Wood effect vinyl.

Lounge/Diner (Second Floor) 3.66m (12'1") x 5.11m (16'10")

Bright lounge with feature windows with balcony style glass door overlooking harbour. Open plan with kitchen. Air source heater. Wood effect vinyl. Phone and TV points.

**Landlord Reg. No.:** 456558/330/15391. **Energy Rating:** C. - This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions. The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

R Clouston Ltd, 10 Grainshore Drive, Hatston Industrial Estate, Kirkwall, Orkney, KW15 1GG  
Tel: 01856 877914, Fax: 01856 877014



Building Contractor and Joinery Specialist

[www.r-clouston.co.uk](http://www.r-clouston.co.uk)

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