

ACCOMMODATION SUITABLE FOR STUDENTS

First Floor Flat with 2 double ensuite rooms

98 VICTORIA STREET, STROMNESS, ORKNEY



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

In town centre with great views over Stromness harbour

Private Parking is available behind the property; storage facilities in a shared basement

Frequent bus service to Kirkwall

- *Part furnished
- * Double Glazed
- * Electric Oven and Hob
- * Double bed
- * Air Source Heating in main living areas
- * Fridge
- * Built in wardrobe
- * Store
- * Underfloor Heating in en-suite
- * Washer/Dryer
- * Drying Facilities
- * Electric Heating in bedroom
- * Internet Access
- * Private shared parking

Accommodation

Store (Basement)
Basement store

Bedrooms 1 & 2

Double bedroom with wardrobe and private en-suite shower room. Carpet flooring. Electric panel heater. Telephone and TV points.

En-suite shower in each bedroom

Electric shower, White WC and WHB. Feature wall mirror with lights. Black gloss floor tiles and underfloor heating.

Hall

Security phone. Heavy duty carpet. Air source heater.

Kitchen

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

Lounge

Bright lounge with feature windows overlooking harbour. Dining area and open plan to kitchen. Air source heater. Wood effect vinyl. Phone and TV points.

Landlord Reg. No.: 456558/330/15391. **Energy Rating:** C. Energy Performance Rating - 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 (CO₂) 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.

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