

FOR RENT

ROOM 1, 96 VICTORIA STREET, STROMNESS, ORKNEY, KW16 3BS

Student* accommodation available from September 2017 in recently refurbished, 2 bed, ground floor, furnished apartment. Double en-suite room at £375 pcm which includes broadband and telephone line rental (but not usage). Near town centre with great views over Stromness harbour. Close to shops, cafes and the town hall. Parking is available behind the property and there are storage facilities in a shared basement.

Electricity usage is not included.

* Non-students also considered although rental price subject to change as Council Tax applicable.

Available: September 2017

Landlord Reg. No.: 456558/330/15391

Rental Price: £375pcm

Energy Rating: C

Council Tax: N/A for students

Pets: Not allowed



- * Furnished
- * Double Glazed
- * Electric Oven and Hob
- * Double bed
- * Garden

- * 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
- * Communal Parking

Accommodation (all measurements are approximate)

Store (Basement)

Basement store

Bedroom 1 (Ground Floor) 3.31m (10'11") x 2.53m (8'4")

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

En-suite shower (Ground Floor) 1.63m (5'5") x 0.83m (2'9")

Private en-suite for bedroom 1, with white WC, WHB and shower cubicle. Feature wall mirror with lights. Black gloss floor tiles and underfloor heating.

Hall (Ground Floor) 1.00m (3'4") x 4.16m (13'8")

Security phone. Heavy duty carpet.

Kitchen (Ground Floor) 1.72m (5'8") x 3.98m (13'1")

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

Lounge (Ground Floor) 2.89m (9'6") x 5.16m (17'0")

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

Office/study (Ground Floor) 3.60m (11'10") x 3.60m (11'10")

Study area or office with wall trunking ready to connect in telephone and computer network.

WC (Ground Floor) 1.40m (4'6") x 1.40m (4'6")

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

Further Information

The deposit required is £375

The landlord is willing to rent this home to students, employed, self-employed, own means, retired or Company tenants.

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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