



## 2 South End, Stromness, Orkney, KW16 3DJ

**Offers Over £410,000**

K Allan Properties are delighted to present this truly spectacular property to the open market. 2 South End is a beautifully positioned harbour house on the waterfront of Stromness and benefits from mesmerising panoramic sea views over the harbour and beyond. Viewing is highly recommended to fully appreciate the views on offer.

A substantial iconic Orkney house in a conservation area, rich in maritime heritage with outstanding sea views, with its own flagstone pier, slipway and a large boathouse. Stretching across three floors this property is currently operating as a successful self-catering holiday let recently mentioned in the Telegraph for its destination and style. The current owners have sympathetically modernised it to a high standard throughout. Recent upgrades include double-glazed windows, various insulation, newly fitted oil tank and boiler, fitted underfloor insulation and heated wood floors throughout the ground floors.

The property comprises of a kitchen/diner, pantry/washroom, shower room, living room/bedroom and a large boat house on the ground floor. Bedroom 3 with en-suite bathroom and a generous-sized living room on the second floor. Two spacious double bedrooms and a Jack and Jill bathroom suite on the third floor. Many of the rooms & bathrooms boast spectacular sea views. Historic features throughout including a listed iron staircase, victorian fireplace and a traditional Orkney boathouse used for building Orkney Yole boats; currently used as a games room & Al fresco eating area but offers potential for other projects. 7 communal parking spaces outside the house in a large courtyard area & a beach below the property. There is also an enclosed mature garden a short distance from the

## ABOUT STROMNESS

Stromness is a significant town within the Orkney Isles which has various independent shops, galleries, cafes and restaurants. It also hosts regular calendar of festivals & galas to take part in, including the renowned shopping week & Orkney folk festival & yule log festival. A local junior school & academy senior school within easy walking or cycling distance. There is a main bus route connection with a regular timetable. Ferry travel to mainland Scotland with three boats a day is accessible from Stromness. All of these amenities are within a short walking distance through enchanting flagstone streets along with walks along a dramatic coastline and access to the local golf course and sailing club.

## SERVICES

Electricity: Mains

Water: Mains

Telephone: Connected

Wifi: Great connection

Heating: Oil central heating

## EPC - E

## BEST ESTATE AGENT GUIDE

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The very best agents are listed in The Best Estate Agent Guide – a website for sellers to help them choose who the best agents are in their area.

If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

## VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 01856 876377 or email [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

## OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

[info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk)

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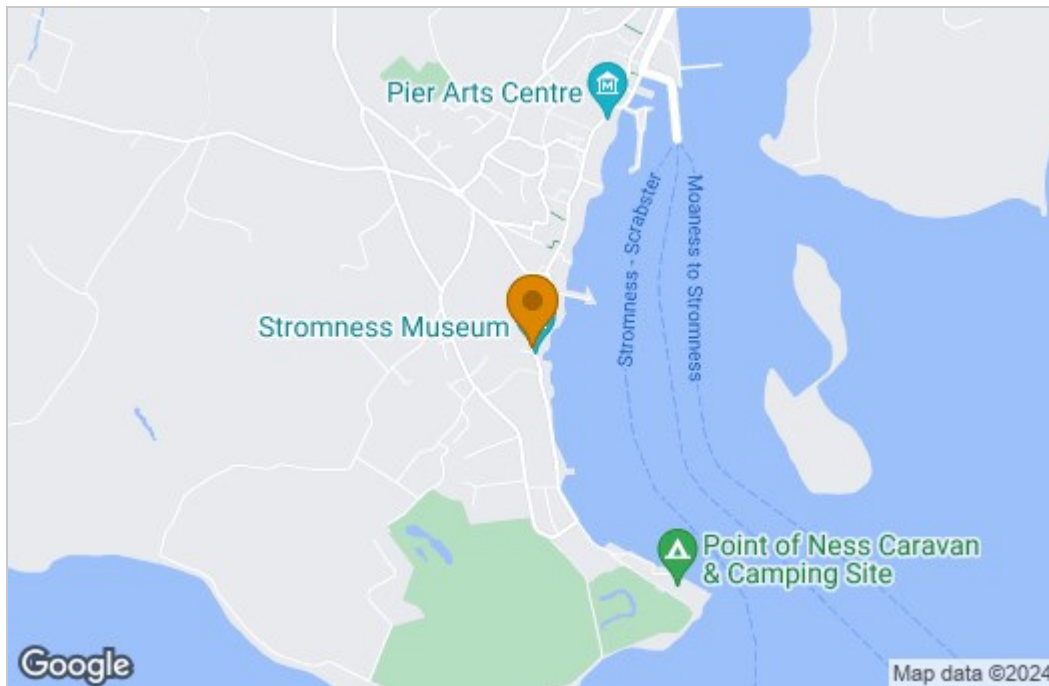
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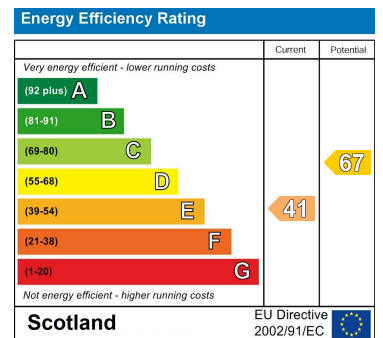
## Floor Plan



## Area Map



## Energy Efficiency Graph



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Watergate, Kirkwall, Orkney, KW15 1PD

Tel: 01856 876377 Email: [info@kallanproperties.co.uk](mailto:info@kallanproperties.co.uk) <https://www.kallanproperties.co.uk>