

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## 9 Inchrye, Sandwich, Shetland, ZE2 9HU

This single storey, two bedroom dwellinghouse has been recently refurbished and renovated in a complimentary Scandinavian style.

The Kitchen has been fitted out with contemporary cabinets and worktops with new integral appliances whilst the Sitting Room has been improved with a wood burning stove and slate hearth.

The property looks out towards Channerwick bay and is situated in the popular village of Sandwich halfway between Lerwick and Sumburgh.

The Inchrye scheme is located close to the primary and secondary school, leisure centre, community hall and local shop.

This property presents an ideal opportunity for a growing family, a first time buyer or as a buy to let investment.

Offers over £97,000 are invited

<b>Accommodation</b>	Sitting Room, Kitchen, two Double Bedrooms and Bathroom.
<b>External</b>	Fenced in garden grounds and single car Garage outwith the boundaries.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact Reception to arrange a viewing.
<b>Entry</b>	Early entry is available once conveyancing formalities permit.
<b>EPC Rating</b>	D(55).

Further particulars and Home Report from and all offers to:-

**Anderson & Goodlad, Solicitors**

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## Accommodation

<b>Hallway</b> 2.84m; 3.84m x 1.57m; 1m	Providing access to all rooms within the dwellinghouse the Hallway contains a double socket, telephone point, storage heater and two cupboards one containing coat hooks and the other the hot water tank and a Zanussi washing machine.
<b>Sitting Room</b> 4.14m x 4.63m	A glass paned door leads into the spacious Sitting Room with windows looking out over the front and rear gardens and providing ample space for a dining table. Contains wood burning stove with slate hearth and wood mantle, four double sockets, television aerial point and down lighting.
<b>Bathroom</b> 2.20m x 1.71m	With a leaf patterned window on the gable end this Bathroom has been modernised with a new three piece suite (toilet, sink & bath), electric shower over bath, partial wet wall surround and slate effect laminate flooring.
<b>Kitchen</b> 2.83m x 3.20m	A glass paned door leads to the newly renovated, modern kitchen with direct access to outside. Contains fitted white cabinets, wood effect laminate worktops, integral electrical appliances, including, hob with extractor fan above, oven, fridge and freezer, separate dishwasher, stainless steel sink, two single sockets, three double sockets and slate effect laminate flooring.
<b>Double Bedroom 1</b> 4.62m x 3.15m	Across from the Kitchen is a spacious Double Bedroom with two windows looking out over the front garden. Contains three double sockets, a built-in wardrobe with hanging space and shelving and is carpeted.
<b>Double Bedroom 2</b> 3.18m x 3.06m	Good sized Double Bedroom has a window overlooking the rear of the property with sea views and contains three double sockets.



## Information

### External

The generous garden grounds have grassed areas surrounding the home and are bounded by a combination of wooden and post/wire fencing. Stairs lead to the front and rear entrances of the dwellinghouse. There is a large chipped drying green to the rear with potential for extending the dwellinghouse subject to the usual planning conditions. This property is sold with a single car garage located within the Inchrye development.

### Directions

From the main A970 take the first left hand turn to Sandwich when heading South from Lerwick. Carry on along this road and turn left at the "School" sign just before the local shop. Take the first right turn where indicated by a sign to "Inchrye". Access to the property is past a row of eight garages and is the first house that you come to on the left.

### General Information

- Heating by one electric storage heater and wood burning stove in Sitting Room.
- Water is heated by way of immersion heater. Mains water and drainage.
- All ceilings are open to the ridge and lined with wood.
- Floor boards throughout unless otherwise stated.
- Double glazed windows throughout.
- Curtains, blinds, light fittings, carpets and flooring coverings included in the sale.
- Furniture is available by separate negotiation.
- **Recent works include the installation of new internal doors, insulation and updating the electricity to include a new consumer unit, circuits and power points.**
- There is a small area within the boundaries of the property which does not form part of the title. This will be made clear to interested parties on viewing.
- Council Tax Band A.
- Home Report available.