

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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12 Meadowbank Road, Burravoe, Yell, Shetland, ZE2 9AZ

This two storey, three double bedrooomed, semi-detached dwellinghouse is situated within walking distance to Burravoe Primary School and the Old Haa Museum.

The rural community of Burravoe is located on the south-east coast of Yell and is approximately 10 minutes from the local grocery shop at the Ulsta Ferry Terminal, which has a good car ferry to the mainland of Shetland.

This property presents an ideal opportunity as a family home.

Accommodation:-

Ground Floor – Sitting Room, Kitchen and Bathroom.

First Floor – Three Double Bedrooms and WC.

External:-

Driveway leading to single Garage and enclosed garden grounds with drying green, grassed areas, flower beds, trees and garden shed.

Viewings:-

Highly recommended. Please telephone 01957 702 338 or 07776 322 266 to arrange a viewing.

Entry:-

Early entry available once conveyancing formalities permit.

EPC Rating:- Band E43.

REDUCED

Offers in the region of
£80,000 are invited.



View from Double Bedroom 1

Accommodation

GROUND FLOOR

Sun Porch (2.45m x 0.98m)

Entrance to the dwellinghouse is via the front Sun Porch that has windows on all sides and a glass paned external door. Contains radiator, v-lined walls and linoleum flooring. A large glass paned door leads to:-



Hallway (1.99m x 3.80m)

The good size Hallway contains a single socket, smoke alarm, coat hooks and fitted cabinet with electric meter and telephone point. Doors leading to:-

Bathroom (1.98m x 2.73m)

The family sized Bathroom has a glazed window on the gable end. Contains a three piece suite (toilet, sink, bath), corner Triton electric shower, radiator and linoleum flooring.



Sitting Room (4.69m x 3.81m)

The good sized Sitting Room has a window looking out over the front garden. Contains built-in cabinets, two single sockets, two double sockets, television aerial point, telephone point, radiator and an electric heater fireplace. Door leading to:-



Kitchen (4.69m x 2.74m)

The Kitchen has a window overlooking the rear garden and is in need of modernisation. Contains built-in cupboards with ample shelving, stainless steel sink, Tricity electric oven, three single sockets, two double sockets, radiator and drying pulley. Door leading to:-



Rear Porch (2.46m x 1.60m)

The rear Porch provides access to the garden grounds, shed and garage and has a window and external glass paned door. Contains built-in cupboards containing the Rhino oil boiler and linoleum flooring.



FIRST FLOOR

Landing (1.99m x 1.95m; 1.95m x 1.98; 3.02m)

From the Hallway there is a wide staircase with hand rails leading to the first floor Landing that has a window on the gable end. Contains a smoke alarm, loft access, storage cupboard and separate WC with toilet and sink (1.38m x 0.74m).

Double Bedroom 1 (4.70m x 2.76m)

This spacious Double Bedroom has two windows with sea views and overlooking the rear garden. Contains a double socket and built-in wardrobe.



Double Bedroom 2 (2.87m x 3.84m)

Situated at the front of the property this Double Bedroom has a window overlooking the front garden. Contains a double socket and built-in wardrobe.



Double Bedroom 3 (3.83m x 2.77m)

Also with a window looking out over the front garden this good sized Double Bedroom contains two double sockets, a telephone point and built-in wardrobe.



External

Leading from the single track public road there is a shared driveway leading to the single car Garage with manual up and over door, electricity and space for a work bench. Within the fenced in garden grounds is a wooden shed with electricity, workbenches and a further area used as a potting shed with shelving. The oil tank is situated behind the garden shed. There is a concrete pathway leading from the driveway and shed surrounding the house. The garden grounds included grassed areas, flower beds, drying green at rear and established bushes.



Directions

There is a good car ferry link from Toft on the Shetland mainland to Ulsta (Yell). (Ferry Booking Office 01595 745804 or register online www.ferry.shetland.gov.uk/booking). After disembarking at Ulsta turn right onto the B9081 single track road sign posted "Burravoe". Travelling for approximately 7 minutes or so you will arrive at Burravoe. There is a hair pin turn to the left at the Primary School. Turn right off the B9081 and drive along the single track road taking the road marked "Old Haa" which leads between the Church and the Primary School. The dwellinghouse is within a group of four semi-detached, wood slat houses at the bottom of the hill.



About the island of Yell

Yell is Shetland's largest island outside the mainland. The island's landscape is largely bedrock with two thirds peat and crofts situated throughout. The coastline varies from the east with its gentle slopes leading to the water to the west with its areas of high cliffs and is alive with breeding birds throughout the summer months. Known as the Otter capital of Britain, Yell will appeal to botanists, birdwatchers, geologists and walking enthusiasts with lovely coastal walks providing access to the picturesque beaches.

Facilities on the island include a leisure centre with a heated indoor swimming pool, health centre, schools, well-stocked shops, pub, community halls, the Wind Dog Café in Gutcher and excellent holiday accommodation.

Burravoe itself has a marina and pier in a sheltered bay, the Old Haa Museum, church, Primary School and a good bus service.



Other Information

- Heating by oil fired radiators and electric.
- Mains water and drainage.
- Carpeted throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and floor coverings included in the sale.
- Council Tax Band A.
- Home Report available.



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

Anderson & Goodlad, Solicitors

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The agents for the Seller have prepared these particulars and whilst they are believed to be correct, no guarantee can be given. All measurements are approximate and taken at the widest point. Some photographs are taken with a 10mm – 20mm wide angle lens.