

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: [solicitors@anderson-goodlad.co.uk](mailto:solicitors@anderson-goodlad.co.uk)

[www.anderson-goodlad.co.uk](http://www.anderson-goodlad.co.uk)



## 17 Dalsetter Wynd, Dunrossness, Shetland, ZE2 9JJ

This one and a half storey, two bedroom dwellinghouse is situated within a quiet cul-de-sac and is in move-in condition. The attractive, landscaped garden grounds provide a secure and private area and include a large wood cabin perfect as a home office or workshop.

Dunrossness has a local primary school, community hall and shop and is only a few miles south of Sandwick with its Junior High School, leisure centre with swimming pool, health centre, shop and bakery.

A good bus service runs along the main A970 between Sumburgh Airport and Lerwick some 30 minutes away. Lerwick's amenities include grocery and retail shops, restaurants and bars, Museums, a leisure centre, the new Anderson High School development due for completion September 2017 and Mareel Entertainment Complex with cinema and bar.

This property presents an ideal opportunity for a first time buyer, a small family or anyone who is self-employed and looking to work from home.

### Offers In Region Of £125,000

<b>Accommodation</b>	<b>Ground Floor:-</b> Porch, Hallway, Kitchen, Sitting Room, Dining Room and WC. <b>First Floor:-</b> Two Double Bedrooms and Bathroom
<b>External</b>	Fenced in landscaped garden grounds with established flower beds and bushes, patio and gravelled areas, a large cabin and two garden sheds.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact Seller on 07825 172 907 to arrange a viewing.
<b>Entry</b>	By Arrangement.
<b>EPC Rating</b>	E(51).

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

**Anderson & Goodlad, Solicitors**

52 Commercial Street, Lerwick, Shetland, ZE1 0BD

T: 01595 692297 F: 01595 692247 E: [solicitors@anderson-goodlad.co.uk](mailto:solicitors@anderson-goodlad.co.uk) W: [www.anderson-goodlad.co.uk](http://www.anderson-goodlad.co.uk)



## Accommodation

### Ground Floor

<p><b>Porch</b> 1.12m x 1.03m</p>	<p>Entry to the property via two concrete steps into the Porch with slate tiled flooring.</p>
<p><b>Hallway</b> 4.82m x 2.88m</p>	<p>This Hallway provides access to all ground floor rooms and is well lit due to the glass paned doors to each room. Contains a double socket, telephone point, storage heater, smoke alarm, electric meter and under stair storage (3.69m x 0.89m). Staircase leading to first floor.</p>
<p><b>WC</b> 1.75m x 0.85m</p>	<p>Two piece suite (sink &amp; toilet), glass shelving, slate flooring and a patterned window.</p>
<p><b>Kitchen</b> 3.31m x 2.41m</p>	<p>This modern kitchen has a west facing window affording good views of the sea and nearby cliffs. Contains solid wood cabinets, marble effect worktops, integral gas hob with extractor fan, integral electric oven and fridge, dishwasher, washing machine, stainless steel sink with waste disposal unit, three double sockets, storage heater and stone tile effect linoleum flooring.</p>
<p><b>Sitting Room</b> 4.45m x 4.45m</p>	<p>With a large window providing sea views this good sized Sitting Room contains two single sockets, four double sockets, a triple socket, telephone and television areal points and storage heater.</p>
<p><b>Dining Room</b> 3.70m x 3.95m</p>	<p>From the Sitting Room via glass French doors the Dining Room can also be accessed from the Hallway and provides access to the rear garden via patio sliding doors. Contains three double sockets and storage heater.</p>

### First Floor

<p><b>Landing</b> 0.90m w</p>	<p>Wide staircase (1.90m w) with window looking out over the rear garden. The Landing contains a single socket, smoke alarm and two storage cupboards with shelving.</p>
<p><b>Double Bedroom 1</b> 3.16m x 4m</p>	<p>This light filled double bedroom benefits from views across the Voe. Contains a Velux skylight with fitted black-out blind, three double sockets and storage heater. There is a large built-in wardrobe with mirrored sliding doors with ample hanging space and an access hatch to the hot water tank.</p>
<p><b>Double Bedroom 2</b> 3.08m x 2.84m</p>	<p>This North facing bedroom has a large Velux skylight with black-out blinds and contains a double wardrobe with sliding doors, triple socket and storage heater.</p>
<p><b>Bathroom</b> 1.76m x 2.44m</p>	<p>This bright Bathroom has a skylight and contains a sink with cupboard underneath, toilet, Jacuzzi/whirlpool bath with electric shower above, heated towel rail, tiled flooring and white patterned tiles surrounding bath and sink. There is an access hatch to the loft.</p>



## Information

### External

The enclosed landscaped garden is situated at the side and rear of the property away from the public grass common and parking area. With established flower beds and small bushes, grassed areas, walkways, gravel and patio area this area provides for a private sanctuary. There are two garden sheds (2.94m x 2.34m) (2.96m x 1.89m) one of which has lighting, a single socket, fuse box, tumble dryer and chest freezer. There is also a spacious wood cabin (3.63m x 3.63m) that contains four double sockets, a storage heater, fuse box and is an ideal space for anyone working from home.

### Directions

Turn left off the main A970 Lerwick to Sumburgh road sign posted "Boddam, Dalsetter, Troswickness". Turning onto a single lane road with passing places carry on to the head of the Voe and turn left where signed posted "Clumlie". Follow the road around the Voe up an incline and turn right at Dalsetter Wynd. Take the third opening within the scheme into a cul-de-sac. No 17 is the house directly ahead.

### General Information

- Heating by way of storage heaters.
- Mains water and drainage to public sewer.
- Carpets and double glazed windows/skylights throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and flooring coverings included in the sale.
- All white goods within the property and garden shed are to be included in the sale.
- Parking available at dedicated parking area next to neighbouring garages.
- Council Tax Band A.
- Home Report available.

### Places of Interest

- Spiggie Hotel & Restaurant
- Spiggie Loch and beaches
- Sumburgh Airport
- Old Scatness Brough and Iron Age Village
- Historic Jarlshof
- Sumburgh Lighthouse and the puffins at Sumburgh Head
- Stunning south mainland beaches
- Majestic St. Ninians Isle