

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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8 Gossaford, Brae, Shetland, ZE2 9SP

This semi-detached, three bedroom, two storey dwellinghouse benefits from its own private garden with established bushes, flower beds and paved/gravel drying green.

The property is situated within a family friendly housing development that has a large park and play areas.

The property is close to all local amenities and is within easy walking distance to the local primary and high schools, leisure centre, grocery shops, restaurants, marina and pier.

This property presents an ideal opportunity for a family home, as a buy to let given its close proximity to the oil terminal and gas plant and those wishing to downsize.

Offers over **£110,000** are invited

Accommodation	<u>Ground Floor</u> – Sitting Room, Kitchen, Single Bedroom and Bathroom. <u>First Floor</u> – Two Double Bedrooms.
External	Established garden grounds with a grassed area, bushes, flower beds and a paved/gravel drying area. On street parking opposite property.
Viewings	Highly recommended. Please contact the Seller on 07917 190 816 to arrange a viewing.
Entry	By arrangement.
EPC Rating	E(51)

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

Anderson & Goodlad, Solicitors

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Ground Floor

<p>Porch 0.87m x 0.90m</p>	<p>Entrance to the property is via concrete steps leading to the glass paned external door. The Porch contains a coat cupboard with shelving, coat hooks and the electric meter.</p>
<p>Hallway 2.60m; 1.77m; 0/85m(k) x m</p>	<p>The central Hallway provides access to all ground floor rooms and the staircase. Contains a double socket, telephone point, storage heater and two airing cupboards one of which contains the hot water tank (0.77m x 0.63m) (1.77m x 0.68m).</p>
<p>Sitting Room 3.28m x 4.32m</p>	<p>This good sized Sitting Room has a window looking out over the established garden. Contains three double sockets, television aerial point, storage heater and electric fire place.</p>
<p>Kitchen 4.24m x 2.80m</p>	<p>Adjacent to the Sitting Room, the Kitchen has a window looking out over the drying area. Contains fitted cabinets and worktops, stainless steel sink, electric appliances including oven, dishwasher, washing machine, standalone fridge/freezer, a single socket, five double sockets, storage heater and hot water & heating control boost panel.</p>
<p>Bathroom 1.70m x 2.60m</p>	<p>The Bathroom has a window situated above the bath. Contains a three piece suite (toilet, sink and bath with shower), fitted cabinet with enclosed cistern, wall mounted cabinet and heater.</p>
<p>Single Bedroom 1.68m; 2.63m x 1.72m; 2.78m</p>	<p>Located next to the Kitchen, this Single Bedroom has a window looking out over the drying area. Contains two double sockets and storage heater.</p>



First Floor

<p>Landing 2.86m x 1.07m</p>	<p>The well-lit landing has a roof light and contains a double socket and smoke alarm.</p>
<p>Double Bedroom 1 3.34m x 3.05m</p>	<p>This Double Bedroom has a large roof light looking out over the garden with sea views. This room benefits from a good sized walk-in wardrobe (2.30m x 1.09m) and contains two double sockets, television aerial point and storage heater.</p>



First Floor *cont'*

Double Bedroom 2
1.60m; 2.53m x
3.05m; 4.75m

This Double Bedroom also has a large roof light providing sea views. Contains two double sockets, storage heater and loft access.

Information

External

Timber and post and wire fencing surround the garden ground that include a paved and gravelled area with drying green and a grassed area with established bushes and flower beds. There is street parking opposite the dwellinghouse within the housing development.

General Information

- Heating by electric storage heaters and panel radiators.
- Mains water and drainage.
- Triple glazed windows/Velux roof-lights throughout.
- All blinds, curtains and light fittings are included in the sale.
- Combination of laminate and linoleum on the ground floor with carpets on the first. All fixed floor coverings are included in the sale.
- Council Tax Band A.
- Home Report available.

Directions

From Lerwick travel north along the A970 to Brae. After North Mainland Leisure Centre turn right onto the B9076 (signed posted "Sullom Voe Oil Terminal"). Almost immediately turn right onto Moorfield Ring Road. Garriock Bros is on the corner. This road carries on around to the left. Gossaford is the sixth turn on the left. Keeping left within the scheme Number 8 is the dwelling opposite the unmarked parking area.

Places of Interest

- Open park and play areas within the housing development.
- Award winning Frankie's Fish & Chip Shop
- Busta House Hotel
- Various pubs, restaurants and take-aways
- Walking distance to Brae High School including Primary School and North Mainland Leisure Centre with indoor pool
- Co-op
- Brae Building Centre and Brae Plant Centre both stores offering a variety of DIY materials, gardening and fishing equipment, hand and power tools, etc.
- Marina and pier
- 15 minute drive from Eshaness
- Approx 10 minute drive from Sullom Voe Oil Terminal & the Gas Plant

