

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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North Haa, Aith, Bixter, Shetland, ZE2 9ND

Situated in the picturesque, rural, area of Aith on the west side of Shetland this two bedroom bungalow has spectacular sea views across the Voe and benefits from being on a large east facing plot.

The immediate garden grounds provide for alfresco dining, a drying green, garden shed/greenhouse and off road parking. The larger extent of the plot provides for ample space to enjoy a self-sufficient lifestyle with the possibility of a vegetable plot and erection of a polytunnel.

Aith is a self-sustaining community with its own nursery, primary and high school, leisure centre, garage, community shop and a good bus service to Shetland's capital Lerwick. Bixter is close by with its shop, Health Centre and Vets.

This property presents an ideal opportunity for a first time buyer, those looking to downsize or for a more self-sufficient lifestyle.

Offers over **£150,000** are invited

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| Accommodation | Sun Porch, combined Kitchen and Dining Area, Sitting Room, two Double Bedrooms and Bathroom. |
| External | Fenced in garden grounds with deck area, garden shed/greenhouse, drying green and additional "u" shaped area extending to approx. 405m ² . |
| Viewings | Highly recommended. Please contact the Agents to arrange an accompanied viewing. |
| Entry | Early entry is available once conveyancing formalities permit. |
| EPC Rating | D(60) |

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

Anderson & Goodlad, Solicitors

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Accommodation

Sun Porch 0.84m x 2.84m

From the timber deck via a glass door, the Sun Porch has glass panels which benefits from a south facing aspect and views down the Voe towards Aith. Contains coat hooks and a **Cupboard** (0.84m x 1.12m) that contains two single sockets, plumbing for the washing machine and boiler.

Combined Kitchen & Dining Area 3.38m; 4.06m x 3.98m; 1.02m

Via a glass paned external door the combined Kitchen and Dining Area is well lit with a window overlooking the Sun Porch and deck and a further window overlooking the rear garden. Contains fitted cabinets, worktops, stainless steel sink, integral gas hob, integral electric oven with grill, extractor fan, five double sockets, smoke alarm, radiator and vinyl flooring. A small, high **Cupboard** contains the electric meter with a further **Cupboard** that has ample shelving and the old water tank.

Sitting Room 6.18m;5.04m x 2.12m; 2.95m

An internal glass paned door leads to the well-lit Sitting Room with stunning sea views out over the Voe and windows with east and south aspects. Contains a large fireplace (d 0.62m) with wood mantle, tiled hearth and a Morso solid fuel stove, five double sockets, television aerial point, a telephone point, two smoke alarms and radiator.

Hallway 1.00m x 2.04m

The bedrooms and bathroom are all accessed via the Hallway which is located off the Kitchen. Contains coat hooks, a double socket, smoke alarm, heating booster and access to the loft.

Bathroom 1.65m x 2.86m

The good sized Bathroom has a patterned window at the rear of the property. Contains sink, toilet, bath with shower, radiator, cabinet with mirror and tiled walls and flooring.

Double Bedroom 1 3.28m x 3.16m

This Double Bedroom has picturesque sea views and overlooks the front garden. Contains two double sockets, radiator and built-in wardrobe with shelving and hanging space.

Double Bedroom 2 3.28m x 3.92m

This Double Bedroom has a window looking out to the rear garden. Contains three double sockets, radiator and is carpeted.



Information

External

The boundary of the property is defined by post and wire fencing to three sides and a wood slatted fence on the road side. There is off road parking for two vehicles.

A concrete courtyard provides access via timber steps to a sunny deck with a south facing aspect and raised flower beds.

Concrete steps lead to the rear garden grounds with established bushes, trees, flower beds and drying green.

There is also a wooden **Garden Shed/Greenhouse** (3.45m x 3.13m; 3.71m x 1.85m) which is separated into two areas. It has windows and clear roofing on the south slope providing for a good potting area and has electricity and lighting with a tap outside.

Outwith the immediate maintained garden grounds is a further rough grassed area (extending to approx. 405m²) that provides ample space to create your own vegetable patch and/or erect a polytunnel to become self-sufficient. The oil tank is situated on this area.

The outer area has previously had Planning Permission in Principle granted for a storey and a half dwellinghouse (2012).



Double Bedroom 1



Double Bedroom 2



General Information

- Heating via oil fired boiler to wet radiator system.
- Mains water and septic tank drainage.
- Laminate flooring throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- All blinds, curtains, light fittings, white goods, appliances and furniture remaining in the property are included in the sale.
- Council Tax Band B.
- Home Report available.

Directions

From Lerwick travel North and turn left at the A971 signed posted to Bixter, Walls and Sandness. At Bixter turn right onto a dual carriageway that ascends a steep hill. This road turns into a single track road when coming into Aith. Just after Michael's Wood turn left heading to Vemetry again on a single track. North Haa is a harled bungalow situated on the top side of the road just passed a new build house with a pink window.

Places of Interest

- The village of Aith has its own grocery shop, garage, community hall, high school, primary and nursery, leisure centre, marina.
- Michael's Wood with interactive models to entertain all ages
- The Original Cake Fridge and Tea Room at East Burrafirth
- Bixter is close by also with a shop that also provides fuel, Shetland Vets, garage and Health Centre.