

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Roseville, Quarff, Shetland, ZE2 9EY

Conveniently situated in the rural, idealic township of Quarff, this well maintained, two bedroom, single storey, bungalow has spectacular sea views across neighbouring croft land.

The property benefits from enclosed grassed areas at the front and rear of the property providing ample space for a more self-sufficient lifestyle.

There is a good bus service running through Quarff, which is located approx. 6 miles from Lerwick (Shetland's capital) that provides for all local amenities that include grocery shops, retail, trade and commercial businesses, leisure centre, nurseries, primary schools, Anderson High School, Gilbert Bain Hospital and Health Centre.

This property presents an ideal opportunity for a first time buyer or those wishing to downsize into one level living.

Offers over **£165,000** are invited

Accommodation	Hallway, Sitting Room, Kitchen, two Double Bedrooms and Bathroom.
External	Fenced in garden grounds, tarred drive and parking area leading to integral Garage and Shed.
Viewings	Highly recommended. Please contact the Agents to arrange a 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

<p>Hallway 1.17m; 2.23m; 3.12m x 5.62m; 2.53m; 1.84m</p>	<p>Entrance to the dwellinghouse is from the tarred driveway leading up two steps via an external glass paned door into the Hallway that has a good sized window facing west and provides access to all accommodation, together with the integral Garage. Contains two double sockets, radiator, smoke alarm, coat hooks and a Cupboard (1.75m x 0.57m) containing the stop cocks for the water.</p>
<p>Sitting Room 3.61m x 4.38m</p>	<p>The Sitting Room has a large window overlooking the front of the property and has fantastic sea views to the south and another overlooking neighbouring croft land to the west. Contains a built-in corner bench, four double sockets, telephone point, television aerial point and radiator. A hatch above the bench provides access to the counter top in the Kitchen.</p>
<p>Kitchen 1.97m x 4.38m</p>	<p>The galley style Kitchen has sea views and a further window looking out onto neighbouring croft land. Contains fitted cabinets, work tops, stainless steel sink, Zanussi electric oven and extractor fan, Sanyo microwave, a single socket, four double sockets, convenient service hatch into the Sitting Room and vinyl flooring.</p>
<p>Double Bedroom 1 4.40m x 3.00m</p>	<p>This Double Bedroom has a window overlooking croft land to the east. Contains a good sized, built-in wardrobe (1.54m x 0.58m) with shelving, three double sockets, telephone point and radiator.</p>
<p>Double Bedroom 2 4.75m x 2.68m</p>	<p>Across the hall from Double Bedroom 1 is a further Double Bedroom also with a window overlooking the neighbouring croft. Contains built-in wardrobe (0.77m x 0.58m) with shelving, three double sockets and radiator.</p>
<p>Bathroom 2.46m; 1.70m x 1.16m; 2.54m</p>	<p>Situated between the two Bedrooms, the Bathroom has a patterned window facing east. Contains a bath, toilet, sink with fitted cabinet underneath, mounted mirror, enclosed telephone point, radiator, wet wall surround and non-slip flooring.</p>



Double Bedroom 1

Information

External

The property is bounded by post and wire fencing with the house being enclosed by concrete retaining walls on all sides with an opening from the access road leading onto a large tarred parking area to the front and side with a concrete pathways leading to the rear of the house. The oil tank is situated in the bottom corner of the parking area.

There are two grassed areas lying to the front containing the septic tank and to the rear of the house. The rear area provides ample space to erect a polytunnel and/or to create your own vegetable patch.

From the tarred driveway there is a spacious integral **Garage** (5.74m x 5.68m) with an electric up and over door. Contains fitted workbench, built-in cupboards with shelving, electric meter, four double sockets, telephone point and radiator. Within the Garage is a raised timber floor that provides access to a door leading into the main accommodation, the loft hatch with pull down ladder and a **Utility Room** (4.75m x 1.88m) that contains a Cupboard (1.90m x 0.7m), fitted cabinets, worktop, Worcester boiler, stainless steel sink, two single sockets, three double sockets, carbon monoxide alarm, smoke alarm, radiator, wet wall splash back and a window looking out over neighbouring croft land.

Situated at the rear of the house and adjoining the rear wall of the Garage is a **Shed** (5.43m x 1.96m) that contains shelving, concrete flooring, electricity, lighting and a diesel generator.



Double Bedroom 2



General Information

- Heating by way of oil fired radiators.
- Mains water and served by a septic tank.
- Carpets throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- All items as viewed are included in the sale.
- Full Electrical Installation Report carried out on 17th March 2021.
- Council Tax Band D.
- Home Report available.

Directions

From Lerwick travel south on the main A970 road. Quarff is approximately 6 miles from Lerwick. Coming around the bend in Quarff turn right at the base of the hill just before the bus stop. You will have to do a hair pin turn. Just a short drive up on the left is the access road to the property (sign posted Glebe House / Roseville). The property is the first you come to on the right hand side.

Places of Interest

- Coastal and hill walks via the glacial valley to the west side of Shetland.
- Abundant bird life and nesting grounds