

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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9 Sanblister Place, Scatness, Virkie, Shetland, ZE3 9JX

This three bedroom bungalow has picturesque, uninterrupted, sea views of Fair Isle to the south and Quendale Voe and beach to the West.

The property was built circa 1976 and requires some modernisation and renovation. It is situated on the south-west corner within the quiet cul-de-sac of Sanblister Place and has well-maintained garden grounds providing for a quiet and private outside area. It is within a short walk to the coast line for exploring and wildlife watching.

Virkie is the most southerly district of Shetland with Scatness nestled over the hill from the airport. Due to its proximity to the airport, there is a regular bus service, running from the end of road to Dunrossness (Primary School and grocery shop), Sandwick (Primary and High School, Leisure Centre, grocery shop and Bakery) onto Lerwick (the capital of Shetland), which is about 30 minutes by car.

This property presents an ideal opportunity for a first time buyer, as a family home and those seeking a quieter rural lifestyle.

Offers over **£107,000** are invited

Accommodation	Porch, Hallway, combined Kitchen & Dining, Sitting Room, Bathroom, WC, two Double Bedrooms and Single Bedroom.
External	Enclosed corner plot with established bushes and grassed areas, garden shed, single car garage.
Viewings	Highly recommended. Please contact the Seller on 07393 884 618 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	E(52)

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

Anderson & Goodlad, Solicitors

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Accommodation

Porch
1.80m x 1.06m

Via a concrete pathway with handrails and steps from the public parking area, there is an external glass paned door leading into the Porch. Contains coat hooks and terracotta tiles.

Hallway
1.80m; 4.53m x 3.46m; 095m

An internal patterned glass paned door leads into the Hallway that provides access to all accommodation. Contains two single sockets, a double socket, telephone point, radiator, smoke alarms, carbon monoxide alarm, loft access hatch and a **Cupboard** (w 1.30m) containing the electric meter with shelving and a double socket.

Combined Kitchen & Dining Area
5.32m x 3.50m

There is a glass paned door leading into the large combined Kitchen and Dining Area with two windows looking out over the garden. Contains fitted cabinets and worktop, stainless steel sink, plumbing for washing machine and dishwasher, gas oven and hob, extractor fan, hot water tank, three single sockets, four double sockets, tv aerial point and radiator.

Sitting Room
5.32m x 3.60m

The spacious Sitting Room has glass patio doors providing uninterrupted sea views of Quendale Voe and beach to the West and Fair Isle to the south. Contains two single sockets, three double sockets, tv aerial point, telephone point, radiator and ornamental ceiling rose.

Bathroom
1.78m x 2.48m

The Bathroom has a frosted window facing West. Contains bath with shower and screen, sink, toilet, mounted mirror, towel radiator and tiled walls.

Single Bedroom
1.22m; 2.62m x 3.20m; 2.29m

The Single Bedroom is situated next to the Bathroom and has a window overlooking the garden with sea views across to Quendale Beach. Contains two double sockets, tv aerial point, radiator and built-in **Cupboard** (0.60m x 0.80m) with shelving.

Double Bedroom 1
2.90m x 4.20m

At the end of the Hallway, also with a window providing sea views across to Quendale, this Double Bedroom contains two double sockets, radiator, built **Cupboard** (0.56m x 0.80m) and double **Wardrobe** (0.56m x 2.43m) with sliding doors, hanging space and shelving.

Double Bedroom 2
3.60m x 2.90m

This good sized Double Bedroom has a window overlooking the garden and patio area. Contains two double sockets, cables to tv aerial and telephone line, radiator, fitted shelving, ceiling fan, large double **Wardrobe** (0.62m x 2.90m) with sliding doors, hanging space and shelving.



Accommodation cont'

WC
1.30m x 2.00m

To the right of the front door is a separate WC with a frosted window. Contains sink with tiled splashback, toilet, a single socket, shaving socket, carbon monoxide alarm and Rhino oil boiler.



Information

External

The well maintained garden grounds are bounded by timber slats and post and wire fencing. There is a concrete pathway leading from the public footpath to the front door via concrete steps.

At the right of the entrance to the dwellinghouse is a patio area.

The predominantly grassed garden grounds are tiered with slopes leading to flat areas for outside entertaining to take in the spectacular, uninterrupted sea views over the neighbouring croft land across Quendale Voe to the West and Fair Isle to the South. There is direct access to the Sitting Room via two concrete steps leading to the sliding patio door. A clothes line is situated at the top of the garden.

There is a single **Garage** (5.30m x 2.78m) with metal up and over door, concrete block construction, door leading direct to garden grounds and an electricity supply.

A **Garden Shed** (3.00m x 2.28m) with a window, contains benches, shelving, electricity supply, a single socket and two double sockets.



General Information

- Heating oil fired wet radiator system with hot water via pressured hot water cylinder.
- Mains water and drainage.
- Laminate flooring unless otherwise stated.
- Double glazed windows unless otherwise stated.
- Council Tax Band A.
- Home Report available.



Directions

From Lerwick travel south towards Sumburgh Airport. After crossing the run way take the first right as the road curves onto a single track road. Sanblister Place is the first right turn thereafter. Number 9 is at the far south west corner of the cul-de-sac on the lower side with uninterrupted sea views.



Places of Interest

- Sumburgh Lighthouse and Café
- Bird colonies including Puffins
- Coastal walks
- Jarlshoff
- Old Scatness Broch & Iron Age Village
- Sumburgh Airport
- Stunning sandy beaches
- Regular bus services to Lerwick