

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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A&G



## 11 Harlsdale, Symbister, Whalsay, Shetland, ZE2 9AA

This three bedoomed, semi-detached property is located in a residential housing development in the village of Symbister with enclosed gardens to the rear and front of the property featuring established bushes and flower beds.

The property is situated close to all local amenities including the primary and secondary schools, leisure centre and play park, public hall, shops, marina, boating club and snooker club.

The island of Whalsay, known locally as the "Bonnie Isle", lies to the East of mainland Shetland and is a thriving self-contained community with the main industries being fishing and crofting.

This property presents an ideal opportunity for a growing family or first time buyer.

Offers over £65,000 are invited

Accommodation	<p><u>Ground Floor</u>:- Porch, Hallway, Kitchen and Sitting Room.</p> <p><u>First Floor</u>:- Wet Room, two Double Bedrooms, Single Bedroom and Landing with loft access.</p>
External	Enclosed garden grounds with garden shed, integral garden store, established bushes and flower beds.
Viewings	<b>Highly recommended.</b> Please contact the Seller on 01806 566 527 or 01806 566 550 to arrange a viewing.
Entry	By arrangement.
EPC Rating	E(54)

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

**Anderson & Goodlad, Solicitors**

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## Ground Floor

<b>Porch</b> 0.85m x 1.40m	Located in the gable end directly off the public footpath, the wooden external door with glass pane leads into the Porch. Contains a <b>Cupboard</b> (0.85m x 0.47m) with shelving and coat hooks.
<b>Hallway</b> 2.77m x 1.02m	An internal wooden door leads into the Hallway with an east facing window overlooking the rear garden. Contains three single sockets, telephone point, smoke detector and <b>Cupboard</b> (0.90m x 0.92m) with shelving and electric meter.
<b>Kitchen</b> 3.54m x 3.72m	The good-sized Kitchen has a window with a west facing aspect looking out over the established garden. Contains fitted cabinets, worktops, stainless steel sink, freestanding electric oven, washing machine, and fridge freezer, drying pulley, one single socket, two double sockets, storage heater and linoleum flooring.
<b>Sitting</b> 3.35m x 4.70m	Opposite the entrance, a glass paned door leads into the bright Sitting Room featuring a large window looking out over the front garden.. Contains a single socket, two double sockets, tv aerial point, built-in electric heater, storage heater, ornate ceiling rose and an under stair <b>Cupboard</b> (d 0.85m).



## First Floor

<b>Landing</b> 2.97m x 1.27m	A further window at the top of the staircase overlooks the rear garden and creates a bright and airy Landing. Contains a heater, smoke alarm, storage heater, hatch providing access to the loft for convenient storage and <b>Cupboard</b> with shelving and water tank.
<b>Wet Room</b> 1.58m x 2.21m	The Wet Room has a patterned window facing east. Contains sink, toilet, mounted blow heater, Mira electric shower, wet wall surround and non-slip flooring.
<b>Double Bedroom 1</b> 3.02m x 3.35m	Situated at the front of the property, this Double Bedroom has a large window overlooking the front garden and communal square. Contains two single sockets, panel heater and wardrobe (d 0.62m) with shelving and hanging space.
<b>Double Bedroom 2</b> 3.38m x 3.05m	This Double Bedroom also has a window overlooking the west facing garden. Contains three single sockets and wardrobe (d 0.62m) with shelving and hanging space.



## First Floor cont'

<b>Single Bedroom</b> 2.45m x 2.52m	<p>Situated at the rear of the property, a window provides a light and bright aspect to this Single Bedroom. Contains two single sockets, panel heater and built-in wardrobe (0.63m x 0.86m) with shelving and hanging space.</p>	
<b>Information</b>	<p>The public footpath leads from the on street parking area to the property and provides access to both the front and rear gardens. .</p> <p>The property is bounded by post and wire and wood fencing. The enclosed front garden has established bushes and flowers beds with an attractive flowering Shetland Rose growing between the Kitchen and Sitting Room windows.</p> <p>The grassed rear garden provides access to the drying green and a wooden <b>Garden Shed</b> (2.43m x 2.39m) with electricity, built-in shelving and work benches. There is a further integral <b>Garden Store</b> (1.67m x 095m) with electricity and shelving.</p>	 Double Bedroom 1
<b>General Information</b>	<ul style="list-style-type: none"> <li>• Electric panel and storage heaters.</li> <li>• Hot water tank with electric immersion heater.</li> <li>• Carpets through unless otherwise stated.</li> <li>• White goods are included in sale.</li> <li>• Council Tax Band A.</li> <li>• Home Report available.</li> </ul>	 Double Bedroom 2
<b>Directions</b>	<p>Whalsay has a good ro-ro ferry link to/from Laxo/Vidlin on the mainland, which takes approximately 30 minutes. When disembarking the ferry at Symbister follow the main road to the left. Turn right at the Public Hall onto a single track road with passing places. Turn left into the road providing access to one of the island's grocery shops and carry on past the access to shop. The housing development is on the left. The parking spaces here provide access to the development's main square. Continue along the single track road and this will take you to the rear of the property. The houses are semi-detached and Number 11 is the last semi-detached house along this row.</p>	 Single Bedroom
<b>Places of Interest</b>	<ul style="list-style-type: none"> <li>• Nursery, primary and Junior High School (to Secondary 4)</li> <li>• Health Centre and Care Centre</li> <li>• Leisure centre with heated pool</li> <li>• Two grocery shops, a pub and well-equipped charity shop</li> <li>• Boating Club and large Marina</li> <li>• The UK's most northerly 18-hole golf course</li> <li>• Floodlit all weather football/sports field.</li> </ul>	