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Bonarbrak, Sullom, Shetland, ZE2 9RD

This well maintained, one storey dwellinghouse was built to reflect the local aesthetics of the area in the 'but n ben' style of an old croft house but with modern conveniences and room. This property also benefits from a large polytunnel ideal for those wanting to be self-sufficient.

The property has been renovated and decorated to a high standard with contemporary aspects such as the solid fuel room heater in the Sitting Room and the comfort of under floor heating in the Porch, Bathroom and Kitchen.

Situated on the outskirts of the village of Sullom it looks out over the Voe down towards Brae and across to Sullom Voe Terminal and is close to all Brae has to offer.

This property presents an ideal opportunity for a first time buyer, those looking to downsize or as a buy to let property.

Offers over **£98,000** are invited

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| Accommodation | Sitting Room, Kitchen, Bathroom and a Double Bedroom. |
| External | Fenced in garden grounds with drying green. Out with fenced area is off road parking and large polytunnel. |
| Viewings | Highly recommended. Please contact Seller on 07747 658 091 to arrange a viewing. |
| Entry | Early entry is available once conveyancing formalities permit. |
| EPC Rating | C(70). |

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

Anderson & Goodlad, Solicitors

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Accommodation

Porch 1.67m x 1.47m & Hallway 2.41m x 0.92m

Glass paned external door, two windows, cupboard with electric meter, storage heater, coat hooks, smoke alarm, ceramic tiles with underfloor heating.

Sitting Room 3.58m x 3.91m

Two windows overlooking front garden. Solid fuel room heater on a slate hearth, five single sockets, a telephone point and television aerial point.

Kitchen 4.13m x 2.00m

Two windows overlooking the rear garden and Voe. Light wood effect fitted cabinets, marble effect work tops, glass and tiled splash backs, stainless steel sink, NEFF gas hob, NEFF electric oven, integral fridge/freezer, Zanussi washer/dryer, Bosch dishwasher, microwave, five double sockets and underfloor heating.

Bathroom 1.0m; 2.39m x 2.88m; 1.37m

Patterned window facing North/East. Large walk-in shower, toilet, sink, fitted cabinet, heated towel radiator, extractor fan, ceramic tiled flooring with underfloor heating, loft access and a linen closet (1.31m x 1.39m) containing the hot water tank, shelving and underfloor access.

Double Bedroom 3.59m x 3.90m

Spacious Double Bedroom with three windows overlooking the garden grounds and views of the Voe. Three double sockets, storage heater, carpeted and built-in wardrobe with sliding doors, shelving and hanging space.



Information

External

The dwellinghouse is bounded by dry stone dyke, timber, post and wire fencing that provides for an enclosed large grassed area with drying green. Outwith the immediate garden grounds at the rear of the property is a hard standing area for off road parking leading a large polytunnel.

Directions

Travel North to Brae along the A970. The main road turns left at a 90° bend at the Co-op continue heading out of Brae, passed Mavis Grind and the North Mavine sign on the left. Turn right at the second Sullom junction onto a single track road. Carry on along this road passing a quarry on the left and continue straight ahead when the road turns 90° to the right. Follow this tarred single track road to the end. Bonarbrak is a little further along a gravelled track.

General Information

- Heating by electric storage radiators, a solid fuel heater in Sitting Room and underfloor heating in the Kitchen, Bathroom and Porch. The hot water is from a hot water cylinder with single immersion heater.
- A septic tank services the property and is registered under the CAR Regulations.
- Wood effect laminate flooring throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and flooring coverings included in the sale.
- Furniture included in the sale.
- Council Tax Band A.
- Home Report available.

The agents for the Seller have prepared these particulars and whilst they are believed to be correct, no guarantee can be given. All measurements are approximate and taken at the widest point. Some photographs are taken with a 10mm – 20mm wide angle lens.