

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: solicitors@anderson-goodlad.co.uk

www.anderson-goodlad.co.uk



Neesik House, Swinister, Sandwick, Shetland, ZE2 9HH

This Scandinavian style, three bedroom bungalow was designed by the current owners to reflect a modern and energy efficient dwellinghouse by the installation of the ground source heat pump and heat recovery system.

The property is situated within the community of Sandwick which is provided for by a bakery, grocer, Post Office, primary school, the South Mainland secondary school, leisure centre with indoor swimming pool, play parks, football pitch, community hall and sailing club.

Sandwick is approximately half way between Sumburgh Airport to the south and Lerwick some 20 minutes to the north with a good bus service between the two.

This property presents an ideal opportunity as a family home.

Offers over **£252,000** are invited

Accommodation	Combined Kitchen & Dining Area, Family Room, Sitting Room, Utility Room, Bathroom and three Double Bedrooms one with Ensuite.
External	Mainly grassed areas with garden shed, chicken coop and gravelled driveway leading to a Garage with internal access to dwellinghouse.
Viewings	Highly recommended. Please contact Sellers on 01950 431 568 or 07876 612022 to arrange a viewing.
Entry	By arrangement.
EPC Rating	C(71).

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

Anderson & Goodlad, Solicitors

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Accommodation

Porch

0.86m; 1.43m; 0.87m
x 2.77m; 1.15m

Leading from the gravelled parking area is a concrete ramp that provides access to the Porch via a glass panelled external door. Contains windows on both sides of the door and tiles. Glass paned door leads to the Hallway.

Hallway

1.22m; 1.31m; 1.21m;
1.57m; 2.59m; 7m x
1.26m; 1.74m; 4.01m;
2.35m; 0.98m; 1.09m

The central Hallway provides access to most of the accommodation. Contains three double sockets, a telephone point, heat recovery system control, under floor heating monitor, two smoke alarms, access to loft, a coat cupboard and two storage cupboards one of which contains the under floor heating controls.

Combined Kitchen & Dining Area

4.03m; 5.03m; 5.98m;
4.12m; 3.57m x
7.19m; 3.74m; 1.24m

With a large window looking out toward Hoswick Bay and a further window opposite this bright and airy combined space is the heart of the home. Contains fitted cabinets and worktops, island with breakfast bar, integral dishwasher, electric oven and grill, five ring gas hob with extractor fan, stainless steel sink, eight double sockets, television aerial point and American style stand alone fridge/freezer.

Utility Room

3.81m x 1.72m

From the Dining Area a door leads to the good sized Utility Room that has a window and external glass paned door. Contains fitted cabinets with worktop, stainless steel sink, clothes airer, a single socket, two double sockets, plumbing for washing machine and tiled flooring. Door leading to the integral Garage.

Family Room

3.17m; 2.03m x 4.53m
3.40m

A glass paned door from the Kitchen leads to the Family Room that has a window with sea views. Contains three double sockets, two television aerial points and two telephone points. Double glass paned doors lead to the Sitting Room.

Sitting Room

5.28m x 4.54m

A panoramic window provides picturesque views across Hoswick Bay to Levenwick and Sumburgh Head beyond. The spacious Sitting Room contains wood burning stove with slate hearth, three double sockets, a television aerial point and telephone point. Glass paned door leads to the Hallway.

Bathroom

2.76m x 2.58m

The good sized family Bathroom has a patterned window. Contains a four piece suite (toilet, sink with cabinets, Jacuzzi bath and large shower), wet wall and tile surround and flooring.

Master Bedroom

3.11m x 4.11m

The Master Bedroom has a north/east facing window. Contains four double sockets, a walk-in wardrobe (1.37m x 2.24m) and Ensuite (2.23m x 1.61m) that contains a patterned window, three piece suite (toilet, sink and shower), fitted mirror, wet wall, tiled splashback and tiled flooring.



Information

Double Bedroom 1 3.97m x 2.94m

Situated at the end of the Hallway this good sized Double Bedroom contains a window, built-in wardrobe and three double sockets.

Double Bedroom 2 2.76m x 3.57m

This Double Bedroom has a window overlooking the garden grounds and contains a built-in wardrobe and three double sockets.

External

Bounded by post and wire fencing the garden grounds are predominately grass with a garden shed, chicken coup and gravelled parking area providing for ample off road parking and leads to the spacious, single car **Garage** (3.83m x 5.35m) that contains the ground source heat pump, hot water tank, electric meter, three double sockets, electric up and over door and a door leading to the dwellinghouse.



General Information

- Heating by ground source heat pump, under floor heating, wood burning stove in fire place and heat recovery system via vents in each room. Thermostat control in each room.
- Mains water and drainage.
- Hard wood flooring throughout unless otherwise stated.
- Double glazed windows and doors throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and floor coverings included in the sale.
- American style fridge/freezer included in sale.
- Council Tax Band E.
- Home Report available.



Directions

From Lerwick travel south on the A970 for about 12 miles. Turn left at the second junction to Sandwick. Stay on this single track road and Neesik House (coloured light green) is the first dwellinghouse on the left.



Places of Interest

- Levenwick Health Centre
- Knitwear Factory & Shop at Hoswick
- Hoswick Visitor Centre
- Iron Age Broch of Mousa
- Stunning south mainland beaches and coastal walks.
- Further south is Sumburgh with its airport, Old Scatness Brough and Iron Age Village, Historic Jarlshof, Lighthouse and puffins at Sumburgh Head
- The largest active tombola in the UK at St. Ninian's Isle

