

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## 13 Sunnyside, Mid Yell, Shetland, ZE2 9BS

This three bedroom bungalow is situated on the outskirts of the seaside village of Mid Yell which lies within a sheltered natural harbour.

The village itself includes a Leisure Centre with indoor pool, a Health Centre, a Care Centre, Junior High School, shellfish processing and canning factory, pub/restaurant, marina and pier and Linkhouse Store and, as a result, offers good employment opportunities.

The island of Yell provides for a wide range of interests with its varied coastline and is known as the Otter capital of Britain. Yell will appeal to botanists, birdwatchers, geologists and walking enthusiasts with lovely coastal walks providing access to the picturesque beaches.

This property presents an ideal opportunity for a first time buyer, those looking to downsize or a family home.

Offers over **£95,000** are invited

<b>Accommodation</b>	Sitting Room, Kitchen with separate Dining Area, Bathroom, two Double Bedrooms and a Single Bedroom.
<b>External</b>	Enclosed garden grounds with established trees, bushes and flowerbeds, gravelled and grassed areas, balcony and garden shed.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact Seller on 01957 702 412 to arrange a viewing.
<b>Entry</b>	By arrangement.
<b>EPC Rating</b>	E(44).

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

**Anderson & Goodlad, Solicitors**

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## Accommodation

### Porch

2.08m x 1.36m

Concrete steps lead to the Porch via a glass paned external door. Contains coat hooks, terracotta tiles and cupboard containing the electric meter. Glass paned door leads to Hallway.



### Hallway

5.71m x 1.95m;  
1.57m; 1.24m

The central Hallway provides access to all rooms with the exception of the Dining Area. Contains storage heater, smoke alarm, loft access, cupboard containing hot water tank and 'v' lined ceiling.

### Double Bedroom 1

3.65m x 2.91m

This Double Bedroom has a window looking out over the rear garden. Contains a single socket, double socket, carpet and built-in wardrobe.

### Double Bedroom 2

3.53m x 2.91m

This Double Bedroom also has a window overlooking the rear garden. Contains built-in storage, two single sockets, television aerial point, built-in wardrobe and carpet.



### Single Bedroom

2.98m x 2.29m

This Single Bedroom has a window overlooking the front garden. Contains two double sockets, storage heater and built-in wardrobe.

### Bathroom

1.79m x 2.28m;  
1.94m

The Bathroom has a patterned window and contains a three piece suite (toilet, sink and bath with Triton electric shower over same), fitted vanity, towel heater, down lighting, 'v' lined ceiling, tiled walls and flooring.



### Kitchen

3.88m x 3.0m

Via a glass paned door the good sized Kitchen has a window looking out over the front garden. Contains fitted wood cabinets worktops, sink, electric oven with gas hob and extractor fan, four single sockets, two double sockets, television aerial point, storage heater and tiled flooring.

### Dining Room

2.49m x 2.45m

The Dining Room is separated from the Kitchen by an archway and also has a window looking out over the front garden. Contains a double socket, telephone point, television aerial point and tiled flooring.

### Sitting Room

3.47m x 4.80m

The spacious Sitting Room is well lit with a large window looking out over the rear garden and glass patio doors leading to the deck. Contains a single socket, two double sockets, television aerial point, telephone point, storage heater, electric heater within a imitation fire place and 'v' lined ceiling with down lights.



## Information

### External

Bounded by wood slats and post and wire fencing the enclosed garden grounds contain established trees, bushes and well maintained flowerbeds with gravelled and grassed areas, a large balcony to the side and rear of the dwellinghouse and a wooden shed with concrete slab flooring and diesel generator. Outwith the boundary is on street parking within the Sunnyside scheme.



### General Information

- Heating by electric storage heaters. The electric meter has recently been converted to digital.
- Mains water and drainage.
- Wood effect laminate throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and floor coverings included in the sale.
- All white goods are included in the sale.
- The built-in units in Double Bedroom 2 is also included in the sale.
- Council Tax Band A.
- Home Report available.



### Directions

From Lerwick travel north on the A970 and turn right onto the A968 sign posted "Toft & Sullom Voe". At the end of the road there is a good car ferry link from Toft (Shetland mainland) to Ulsta (Yell). (Ferry Booking Office 01595 745804 or register online [www.ferry.shetland.gov.uk/booking](http://www.ferry.shetland.gov.uk/booking)). After disembarking at Ulsta continue along the dual carriageway. Turn right at the Mid Yell turn off onto a single track road with passing places. Turn left at the 'T' junction at the end, carry on past the school and around the right hand 90° bend. Sunnyside scheme is the wooden houses at the edge of the village with No 13 being the first on the right as you turn into the scheme.



### Places of Interest

- Mid Yell facilities include a leisure centre with indoor swimming pool, health centre, care home, shop, Hilltop Bar and the island's Junior High School.
- Primary schools in Burravoe and Cullivoe.
- Varied coast line of cliffs and sandy beaches provide superb walking trails
- Remains of an iron age forte at Birrier
- Open through the Summer is the heritage centre at The Old Haa at Burravoe. It also has a tearoom and stunning walled garden.
- Located at the north of the island is the Gutcher Goose Café & Store at the ferry terminal to Unst.

