

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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REDUCED



1 Dale Park, Scousburgh, Dunrossness, Shetland, ZE2 9JH

This two bedroom bungalow is situated in the South Mainland at the end of a quiet road with panoramic and distant sea views out over neighbouring croft land towards Spiggie Loch.

Nearby in Dunrossness, there is a Primary School, local shops and a Community Hall. Further North is Sandwick with its Junior High School, leisure centre with swimming pool, health centre, shop and bakery.

There are good bus links along the A970 from Sumburgh Airport to Lerwick some 30 minutes away. Lerwick's amenities include many grocery and retail shops, restaurants and bars, Museums, a leisure centre, the new Anderson High School development due for completion September 2017 and Mareel Entertainment Complex with cinema and bar.

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

Offers over **£70,000** are invited

Accommodation	Sitting Room, Kitchen, Two Double Bedrooms and Bathroom.
External	Bounded by dry stone dyke and wooden fence the garden grounds have established bushes and a garden shed.
Viewings	Highly recommended. Please contact Sellers on 01950 460 306 or 07745 230 753 to arrange a viewing.
Entry	By arrangement.
EPC Rating	D(61)

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

Anderson & Goodlad, Solicitors

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Accommodation

<p>Sun Porch 2.92m x 1.25m</p>	<p>The Sun Porch provides access to the dwellinghouse and contains a single socket and large window looking into the Sitting Room.</p>	<p>Double Bedroom 2 3.49m x 2.81m</p>	<p>This Double Bedroom has views out towards Spiggie Loch and contains a double socket and heater.</p>
<p>Hall 1.28m x 1.62m</p>	<p>Through a glass paned door from the Sun Porch this Hall area contains a built-in cupboard with coats and shelving, smoke alarm, telephone point.</p>	<p>Bathroom 1.59m x 3.79m</p>	<p>The large family Bathroom has two patterned windows and contains a Jacuzzi bath with shower above, toilet and sink within fitted vanity unit, large wall mirror, shaving socket, heated towel rack, extractor fan, wet wall and cupboard (1.60m x 0.76m) containing a double socket, washing machine and Megaflo tank.</p>
<p>Double Bedroom 1 2.31m; 3.96m x 2.08m; 3.44m</p>	<p>This Double Bedroom has a window overlooking the front garden. Contains three double sockets, a telephone point and heater.</p>	<p>Kitchen 3.70m x 3.15m</p>	<p>Leading through a glass paned door from the Sitting Room this spacious Kitchen has a window looking out of the neighbouring crofts. Contains fitted cream cabinets with dark worktop, stainless steel sink, five double sockets, extractor fan, dishwasher, tumble dryer and wood effect laminate flooring.</p>
<p>Sitting Room 2.49m; 5.17m x 2.40m; 4.19m</p>	<p>The Sitting Room is bright and airy with two large windows. Contains three single sockets, a double socket, telephone point, television aerial point and mounted heating system.</p>		
<p>Hall 0.92m x 0.70m</p>	<p>Off the Sitting Room is a small hall area that provides access to a Double Bedroom and the Bathroom. Contains a smoke alarm and mounted heating system.</p>		



Information

<p>External</p>	<p>A dry stone dyke and wooden fence bound the property with a concrete pathway leading from the road to steps up to the dwellinghouse. Within the garden grounds are grassed areas, established bushes, drying green and garden shed.</p>	<p>Directions</p>	<p>From Lerwick take the main A970 south towards Sumburgh. Turn right onto the B9122 at the second junction sign posted Scousburgh/Bigton. Carry on along this road and turn left where it is sign posted Lunabiter/ Longfield/Springfield. Dale Park is the first turn off on the right and the property is the last wooden chalet in a row of six.</p>
<p>General Information</p>	<ul style="list-style-type: none"> • Heating by three Panasonic heating system and storage heaters. • Mains water and septic tank drainage. • All whitegoods are to be included in the sale. • Carpets throughout unless otherwise stated. • Double glazed windows throughout unless otherwise stated. • Curtains, blinds, light fittings, carpets and flooring coverings included in the sale. • Under floor and ceiling insulation works have recently been carried out. • Council Tax Band A. • Home Report available. EPC to be updated due to insulation works. 	<p>Places of Interest</p>	<ul style="list-style-type: none"> • Spiggie Hotel & Restaurant • Spiggie Loch and beaches • Sumburgh Airport • Old Scatness Brough and Iron Age Village • Historic Jarlshof • Sumburgh Lighthouse • See the puffins at Sumburgh Head • Stunning south mainland beaches • Majestic St. Ninians Isle

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.