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## Tedders End, Whiteness, Shetland, ZE2 9LJ

With impressive, unobstructed, sea views of Whiteness Voe, Nesbister Böd and Hamnavoe in the distance, this semi-detached, one and a half storey, three bedroom dwellinghouse is situated at the head of the Voe in a rural area albeit it is only approx. 8 miles west of Lerwick.

The property is close to the local shop and butcher and is just 1.3 miles from Whiteness Primary School. There are good bus services provided to both the primary school and also Anderson High School in Lerwick. The west side bus service runs throughout the day and a bus stop is located at the top of the road some three minutes' walk away.

Lerwick's amenities include retail shops, trade businesses, Museum, leisure centre with indoor swimming pools, two large supermarkets, independent grocers, cinema and entertainment complex and a number of restaurants, take-aways and pubs.

This property presents an ideal opportunity as a family home.

Offers over **£165,000** are invited

<b>Accommodation</b>	<u>Ground Floor</u> – Kitchen, Sitting Room, Bathroom and Double Bedroom. <u>First Floor</u> – Two Double Bedrooms. <u>Cellar</u> – Utility Area.
<b>External</b>	Large enclosed garden grounds with mature trees, established bushes, flower beds, drying green, grassed areas and a shed with greenhouse. On street parking.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact the Seller on 01595 840417 or 07596 115 283 to arrange a viewing.
<b>Entry</b>	By arrangement.
<b>EPC Rating</b>	F(35).

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

**Anderson & Goodlad, Solicitors**

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## Ground Floor

<p><b>Entrance Vestibule</b> 1.70m x 1.06m</p>	<p>Steps lead from a concrete pathway to a glass paned external door providing access to the entrance Vestibule. Doors to the Kitchen and Hallway.</p>
<p><b>Kitchen</b> 2.95m x 3.48m</p>	<p>The Kitchen has a good sized window with sea views. Contains fitted cabinets with worktops, stainless steel sink, integral appliances including fridge/freezer, dishwasher, electric double oven and gas hob with extractor fan, five double sockets and fan circulating heat.</p>
<p><b>Hallway</b> 3.26m x 1.06m</p>	<p>Via a glass paned internal door from the Vestibule the Hallway contains a double socket, telephone point, storage heater and under stair storage cupboard. Doors lead to Sitting Room, Bathroom and Double Bedroom with staircase leading to first floor.</p>
<p><b>Sitting Room</b> 4.78m x 3.48m</p>	<p>With a large window providing unhindered sea views of Whiteness Voe, the good sized Sitting Room has a stone fireplace with solid fuel open fire connected to the back boiler. Contains four double sockets, television aerial point and storage heater.</p>
<p><b>Double Bedroom 3</b> 2.71m x 3.01m</p>	<p>This Double Bedroom has a window overlooking the front garden and painted floorboards. Contains two double sockets, radiator and built-in wardrobe with shelving and hanging space.</p>
<p><b>Bathroom</b> 1.92m x 1.78m</p>	<p>The Bathroom has a patterned window facing East and contains a three piece suite (toilet, sink and bath with electric shower over same) and tiled splashback.</p>



## First Floor

<p><b>Landing</b> 0.90m x 2.86m</p>	<p>On the staircase (1.92m) at the mid-landing there is a large window looking out over the front garden. The Landing contains access to the loft and storage cupboard.</p>
<p><b>Double Bedroom 1</b> 3.07m x 3.12m</p>	<p>This good sized Double Bedroom has a dormer window with sea views over the Voe and surrounding croft land.. Contains built-in wardrobe, a single socket, double socket, radiator and wood flooring.</p>
<p><b>Double Bedroom 2</b> 3.72m x 3.07m</p>	<p>Another good size Double Bedroom with a dormer window looking out over the back garden to the sea. Contains built-in wardrobe, a single socket, double socket, radiator and floorboards.</p>

## Cellar

Accessed via a separate external door, the spacious Cellar (3.34m x 8.13m) is segmented into four useful spaces for storage, a playroom and a Utility Area. The combined area contains power sockets, two heaters, stainless steel sink, pipes for a washing machine, is fully lined and has vinyl and carpet flooring.

## Information

### External

Large fenced in garden ground with grassed areas, mature trees, established bushes, flowers beds, drying green and garden shed (1.87m x 3.76m) with electricity and a greenhouse (1.15m x 3.76m). Ample on street parking.

### General Information

- Open solid fuel fire with back boiler providing partial central heating system and hot water and additional electric storage heaters.
- Mains water and drainage.
- Laminate flooring throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and floor coverings included in the sale.
- Council Tax Band B.
- Home Report available.

### Directions

From Lerwick take the main A970 road north. Continue along this road past the Golf Course on the right. Turn left onto the dual carriage way road (A971) West (sign posted "Walls, Sandness, Tingwall Airport"). Carry on past the viewing point at the top of Wormadale Scord (hill). Descending the hill at the other side the road bends left and then right. Just after this right hand bend turn left onto a single track road (hairpin turn) (sign posted "Wormadale, Nesbister"). Cross a cattle grid and turn right where marked "Nesbister". The property is about half way down at the second set of semi-detached buildings and is the lower dwelling.

### Places of Interest

- Spectacular coastal walks
- Nesbister Bød
- Whiteness Shop, Off Licence and Butcher
- Plantigrub Nursery at Tingwall
- Tingwall Airport providing flights to the smaller inhabited islands of Shetland.
- Whiteness Primary School
- Tingwall Primary School
- Good west side bus service which stops at top of road
- Lerwick is approx. 8 miles to the East



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.