

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Nortaing, Muckle Roe, Shetland, ZE2 9QW

With picturesque sea views out over the Islands of Linga and Papa Little, this four bedroom bungalow is set within landscaped garden grounds on the island of Muckle Roe.

The island itself has stunning coastal walks to the cliffs (k/a "The Hams"), outstanding beaches at Muckle Ayre and Little Ayre and an abundance of birdlife and wildlife (including terns, red throated divers, swans and otters to name a few).

Muckle Roe, conveniently connected to the mainland via a bridge, is some 3 miles from the self-contained village of Brae with all local amenities including a Co-op, Primary and Junior Secondary schools, bars, restaurants and take-aways, DIY store and the North Mainland Leisure Centre.

Sullom Voe oil terminal and gas plant is just 10 miles away providing good employment opportunities for the local area. There are further amenities in the town of Lerwick, approx. 28 miles south, Shetland's capital.

This property presents an ideal opportunity as a family home given its rural and quiet location. It would benefit from some updating.

Offers over **£238,000** are invited

Accommodation	Sitting Room, combined Kitchen & Dining Area, Single Bedroom, three Double Bedrooms (one with WC) and Bathroom.
External	Enclosed garden grounds with landscaped garden, vegetable plot and mature trees. Integral single Garage, separate double Garage and ample off road parking
Viewings	Highly recommended. Please contact Sellers on 01595 840640 or 07748 608 651 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	C(71).

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

Anderson & Goodlad, Solicitors

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Accommodation

<p>Porch 1.78m x 2.33m</p>	<p>Entrance to the property is via glass paned door into a good sized Porch with a window looking out over the front garden. Contains a double socket, radiator and wooden floor.</p>
<p>Hallway 1.78m; 10.09m x 1.08m; 4.04m</p>	<p>Glass paned internal door leads to the central Hallway. Contains a single socket, two double sockets, telephone point, two radiators, two smoke alarms, loft access, two cupboards one containing the hot water tank and shelving (2.24m; 1.53m x 1.27m) (0.88m x 0.80m).</p>
<p>Sitting Room 5.86m x 3.95m</p>	<p>With a panoramic window providing spectacular sea views and further window in the gable end, this spacious Sitting Room contains five double sockets, two radiators, a blocked up fireplace with electric heater installed and carpet.</p>
<p>Kitchen & Dining Area 4.77m x 5.35m</p>	<p>This good sized Kitchen and Dining Area has a window in the gable end and another window overlooking the rear garden and Loch of Lee. Contains fitted cabinets, worktops, sink, integral electrical appliances including Bosch hob, Philips oven, fridge and washing machine, tiled splashback, a single socket, five double sockets, a television aerial, telephone point and a solid-fuel Franco Belge Range Cooker (currently disconnected).</p>
<p>Bathroom 1.91m x 3.57m</p>	<p>This family sized Bathroom has a patterned window and contains a three piece suite (toilet, sink, bath), shower (0.78m x 0.83m), radiator, tiles splash backs and linoleum flooring.</p>
<p>Double Bedroom 1 4.40m x 3.57m</p>	<p>This large Double Bedroom has a window overlooking the established trees in the rear garden. Contains fitted wardrobe and drawers, three double sockets, a television aerial point, a radiator and separate WC (0.88m x 1.77m) with toilet, sink and patterned window.</p>
<p>Double Bedroom 2 3.43m x 2.90m</p>	<p>This good sized Double Bedroom is situated at the front of the property with a window overlooking the front garden. Contains two double sockets and radiator.</p>
<p>Double Bedroom 3 3.54m x 2.90m</p>	<p>This Double Bedroom also has a window at the front of the property with sea views. Contains built-in wardrobe, three double sockets, a television aerial point and radiator.</p>
<p>Single Bedroom 2.57m x 3.57m</p>	<p>Situated at the end of the Hallway, this Single Bedroom has a window overlooking the Loch of Lee at the rear of the property and contains three double sockets and radiator.</p>



Information

External

Bounded by harled block work walls, the landscaped garden grounds have mature trees, established flower beds, bushes, grassed areas and an enclosed vegetable patch.

A gravelled driveway provides ample off road parking and access to:-

The integral **Single Garage** (3.61m x 5.97m) contains a work bench, two double sockets, electric fuse box and meter, smoke alarm, electric up and over garage door and cold water tap with hose. A door leads to a **Boot Room** (3.61m x 2.0m) containing the boiler, built-in shelving with bench, a double socket and a door providing access to the rear garden and vegetable patch.

The separate **Double Garage** (5.05m x 11.06m) that contains a single socket, four double sockets, oil tank and ample room for a work area.



General Information

- Oil fired central heating with Warmflow boiler, which also provides hot water via a hot water tank with electric immersion heater.
- Mains water and septic tank drainage.
- Laminate flooring through main living area with carpets in the bedroom unless otherwise stated.
- Triple glazed windows throughout.
- Most curtains, blinds, light fittings, carpets and floor coverings included in the sale.
- 6 inch wall insulation and under floor insulation.
- Council Tax Band E.
- Home Report available.

Directions

From Lerwick drive north along the A970. Drive through Brae staying on the main road. Turn left onto a single track road sign posted "Busta / Muckle Roe". Carry on along this road and cross the bridge onto the island of Muckle Roe. Head straight up the hill and follow the road south. Nortaing is situated close to the road with a white, harled walled garden on the right.

Places of Interest

- Muckle Roe itself.
- Boat trips to the islands nearby
- Brae Marina
- Busta House restaurant
- North Mainland Leisure Centre
- Cliffs of Eshaness
- Ferries to Yell, Fetlar & Unst