

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Adnashoor, Aith, Bixter, Shetland, ZE2 9NB

This four bedroom, bungalow is situated within the picturesque village of Aith on the foreshore close to the pier and marina.

The dwellinghouse is surrounded by easy to maintain garden grounds and includes a single car garage with a right of access from the public road.

The well-served community of Aith includes a Nursery, Primary and Junior High Schools, the West Mainland Leisure Centre, Eid Co-op shop, the popular Michael's Wood and the RNLI Aith Headquarters.

Bixter is close by with vets, a Health Centre and Bixter Shop which includes a Post Office and provides for DIY materials. There is a good bus service to Lerwick from Aith and Bixter.

This property presents an ideal opportunity for a first time buyer or as a family home.

Offers over **£165,000** are invited

Accommodation	Combined Kitchen & Dining Area, Sitting Room, Bathroom and four Bedrooms.
External	Walled and fenced garden grounds abutting the foreshore with single car garage, off road parking, drying green, established flower beds and bushes.
Viewings	Highly recommended. Please contact Seller on 01595 810430 to arrange a viewing.
Entry	By arrangement.
EPC Rating	E(41)

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

Anderson & Goodlad, Solicitors

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Accommodation

Entrance Porch 2.27m x 1.12m

The Porch provides for a bright entrance area overlooking the established bushes. Contains double glazed external door and windows and linoleum flooring.

Internal Porch 1.48m x 1.03m

Via a glass paned door from the entrance Porch, this further Porch contains a cupboard (0.65m x 1.03m) housing the electric meter with shelving.

Hallway 1.35m; 6.25m x 2.97m; 1m

The "L" shaped Hallway provides access to all rooms and the floored loft via a hatch. The Hallway contains a linen cupboard, two storage heaters, drying pulley, laminate flooring and a storage cupboard with coat hooks, shelving and the Megaflow hot water tank.

Combined Kitchen & Dining Area 5.64m x 3.80m

The large combined Kitchen and Dining Area has two windows looking out over the garden grounds and Aith Voe. Contains fitted cabinets, worktop, tiled splash back, stainless steel sink, Beko electric oven with gas hob, Blomberg American style fridge freezer, two single sockets, four double sockets, telephone point, television aerial point, a storage heater, cupboard providing plumbing for washing machine and space for a tumble dryer and linoleum flooring.



Sitting Room 5.30m x 3.92m

The spacious Sitting Room has two large windows looking out over the stunning views of Aith Voe and garden grounds. Contains three double sockets, telephone point, television aerial point, storage heater and laminate flooring.



Bathroom 1.52m x 2.98m

The Bathroom has a patterned window and contains a three piece suite (sink, toilet and bath), shower over bath, tiled splash back, heated towel radiator and linoleum flooring.



Bedroom 1 3.63m x 3m

This good sized Double Bedroom has a window looking out over the rear garden and contains a built-in wardrobe, three double sockets, storage heater and is carpeted.



Bedroom 2 2.34m x 3.57m

Situated at the front of the property with spectacular sea views, this Bedroom contains a built-in wardrobe, a single socket, double socket, panel heater and is carpeted.

Accommodation cont'

Bedroom 3 2.47m x 3.57m

This Bedroom looks onto the front garden and foreshore. Contains a single socket, double socket, panel heater and laminate flooring.

Bedroom 4 2.42m x 3.57m

This Bedroom also benefits from sea views and contains a fitted wardrobe, a single socket, double socket, telephone point, panel heater, recessed shelving and is carpeted.

Information

External

Situated in a stunning location on the foreshore of Aith Voe next to the RNLI Aith Headquarters, the garden grounds are bounded by blockwork harled walls and wood slatted fencing. This low maintenance garden includes a drying green, established bushes and garden beds.

A single car **Garage** is situated at the western end of the garden grounds and contains electricity with concrete slab flooring, shelving and a work bench.

General Information

- Heating by electric night storage heaters supplemented by panel heaters.
- Megaflow hot water tank.
- Mains water and drainage.
- Double glazed windows throughout.
- All fixed floor coverings, blinds, curtains and light fittings are included in the sale.
- Council Tax Band C.
- Home Report available.

Directions

From Lerwick travel north on the A970. Turn left onto the A971 heading west near Tingwall Airport. Travel along this dual carriageway through Whiteness and Weisdale. Drive through Bixter passing the Health Centre, Bixter Shop & Post Office and Shetland Vets. At Nicolsons Garage at the end of the 40 mile zone turn right onto the B9071 that ascends a hill. This road carries on as a dual carriage way and turns into a single track road on the outskirts of Aith. Turn left at Eid Community Co-op and carry on along this road down to the pier and the RNLI Aith Headquarters. Adnashoor is opposite the Headquarters right on the foreshore.

Places of Interest

- Nursery, Primary and Junior High Secondary Schools.
- West Mainland Leisure Centre
- RNLI Aith Headquarters
- Eid Community Co-op
- Michael's Wood
- Coastal Walks
- Fresh home bakes and fancies from **Lynn's roadside cake fridge** located on the single track road between Aith & Voe.



Bedroom 2



Bedroom 3



View from garden grounds

