

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Rimska, Skellister, South Nesting, Shetland, ZE2 9PP

This detached, four bedroomed bungalow with wheelchair access is located in the quiet, rural area of Skellister near to the village of Nesting.

The property benefits from spectacular sea views and is within walking distance to Catfirth and Quoys Burns with Shetlands oldest woodland relics.

Nesting has its own Community Hall, shop with fuel, charity shop and Primary School. It lies some 10 miles north of Lerwick, the capital of Shetland. There is a good bus service that runs between Lerwick and Brae, both providing for all amenities, such as, primary and secondary schools, grocery and retail shops, commercial businesses, garages, restaurants/take-aways and leisure centres.

This property presents an ideal opportunity for a growing family.

Offers over £240,000 are invited

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| Accommodation | Kitchen, Dining Room, Sitting Room, Music Room, family Bathroom and four Double Bedrooms one with Ensuite. |
| External | Elevated site with drying green, gravelled driveway and parking area leading to the large integral Garage. |
| Viewings | Highly recommended. Please contact Seller on 07920 052 409 to arrange a viewing. |
| Entry | Early entry is available once conveyancing formalities permit. |
| EPC Rating | C(76). |

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

Anderson & Goodlad, Solicitors

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Accommodation

Porch

1.76m x 1.48m

The Porch is situated at the front of the property and is access via a concrete ramp from the rear parking area. The Porch contains recessed mat and fitted shelf with coat hooks.



Hallway

3.76m; 2.70m/
1.07m x 1.94m;
2.98m; 7.51m

Via a glass paned door from the Porch, the central Hallway provides access to all living areas and bedrooms. Contains a double socket, smoke alarm, loft access (partially floored), two cupboards with shelving one of which contains the hot water tank and underfloor heating controls (0.63m x 1.58m) (1.59m x 0.76).

Dining Room

4.23m x 3.50m

Situated at the front of the property with spectacular sea views, the Dining Room has a large window that provides natural light through to the Kitchen. Contains three double sockets.



Kitchen

4.24m x 3.00m

Via an opening from the Dining Room and also a further door from the Hallway, the spacious Kitchen has a window overlooking the rear of the property. Contains fitted cabinets and worktops, stainless steel sink, integral Bosch electric oven and grill, integral dishwasher three double sockets, breakfast island with five ring gas hob and extractor fan above and vinyl tile flooring.



Utility Room

1.71m x 3.00m

Via a door from the Kitchen, the Utility Room provides access to the integral Garage via a fire door and an external door to the rear gravelled parking area. Contains a window, fitted cabinets, plumbing for washing machine, extractor fan, a single socket and electric meter.

Sitting Room

6.00m x 3.88m

Via a glass paned door from the Hallway, the bright and airy Sitting Room has large windows providing stunning sea views. Contains three double sockets and a television aerial point.



Music Room/Study

3.28m x 2.93m

Through an archway from the Sitting Room, the Music Room/Study has a window facing East. Contains three double sockets and telephone point. There is a door leading to the Hallway.

Bathroom

3.28m x 1.86m

The family sized Bathroom has a patterned window. Contains a three piece suite (toilet, sink and bath), separate corner shower with wet wall, fitted vanity, extractor fan, heated towel rail and vinyl tile flooring.

Accommodation *cont'*

Double Bedroom 1 3.28m x 3.63m

This Double Bedroom is situated at the rear of the property overlooking the parking area. Contains two built-in wardrobes, three double sockets and benefits from an Ensuite with good size shower, wet wall, toilet, sink, fitted cabinet, heated towel rail, extractor fan and vinyl tile flooring (1.23m x 2.27m)

Double Bedroom 2 3.12m x 3.44m

Across the hall from Bedroom 1, this Double Bedroom gets the morning sun and contains a built-in wardrobe and three double sockets.

Double Bedroom 3 3.12m x 2.70m

With a window facing east, this bright and airy Double Bedroom contains a built-in wardrobe and three double sockets.

Double Bedroom 4 3.28m x 2.73m

This Double Bedroom has a window overlooking the rear of the property. Contains a built-in wardrobe and three double sockets.



Information

External

The elevated garden grounds include a drying green, grass areas, a gravelled driveway leading to an ample parking area and to a generous, fully lined, integral Garage (6.95m x 6.75m) with electric up and over door, electricity, lighting and stairs to the Utility Room. The Garage has ample room for a 4x4 and workshop area.



General Information

- Oil-fired under floor heating and radiators in Bathroom and Ensuite. Each room has a thermostat control.
- The property is served by a septic tank.
- Laminate flooring throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- All blinds and light fittings are included in the sale.
- All fixed floor coverings are included in the sale.
- Fridge/freezer, washing machine and tumble dryer are available by negotiation.
- Council Tax Band E.
- Home Report available.



Directions

From Lerwick drive North on the A970. Turn right into the Nesting junction. Carry on along this single track road around numerous bends. At the head of the voe is seven houses. Rimska is the last on the left.



Places of Interest

- Coastal and hill walks
- Opportunity to see wildlife including grouse, hares and otters.
- Catfirth and Quoys Burns with relics of woodlands that covered Shetland thousands of years ago.
- Favourite bird watching and angling sites.
- Nesting is conveniently located between Lerwick and Brae with all their local amenities.

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.