

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Aegirsta, Cunningsburgh, Shetland, ZE2 9HG

This three bedroomed, bungalow is located at the end of a quiet rural road. It is in move in condition and with its extensive windows and uninterrupted sea views provides ample opportunity for whale watching and spotting the local wild life, birds and other sea life that Shetland has to offer.

The property was built by the Sellers and over the years they have cultivated a beautiful garden with a picturesque pond and pathways leading to secluded seating and private alfresco entertaining areas.

Cunningsburgh is a thriving village, which is 15 minutes from Lerwick. The community has a Primary School, Hall, public toilets and MacKenzie's Farm Shop & Café with everyday groceries and essentials also available. Minutes further south is Sandwick with bakery, grocer, Post Office, primary school, the South Mainland secondary school, leisure centre with indoor swimming pool, play parks, football pitch, community hall and sailing club.

This property presents an ideal opportunity for all, including, families, working couples, retired couples and anyone looking for peace and quiet.

Offers in the region of **£250,000**

Accommodation	Sitting Room, Kitchen, Conservatory, Green House, Bathroom, Utility Room, two Double Bedrooms one with Ensuite and Single Bedroom/Study.
External	Private landscaped garden grounds with established bushes, garden beds, decking areas, drying area, off road parking and integral Garage.
Viewings	Highly recommended. Please contact Sellers on 01950 477 469 or 07867 124 208 to arrange a viewing.
Entry	By arrangement.
EPC Rating	D(59)

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

Anderson & Goodlad, Solicitors

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Accommodation

Entrance Porch 1.45m x 1.35m

From the gravelled area at the front of the property there are concrete steps with wooden railing leading to the Entrance Porch. Contains double cupboard with electric meter, coat hooks and terracotta tiles.



Hallway 1.45m x 2.76m; 8.53m x 1.10m

Through a glass paned door, the Hallway provides access to all rooms within the dwellinghouse. Contains a single socket, a double socket, smoke alarm, access hatch to loft and two double cupboards both with shelving and one containing the hot water tank and switch over switch for the heating system.

Kitchen & Dining Area 4.78m x 4.11m

Situated at the front of the property, this good sized Kitchen has two windows with picturesque sea views and space for a dining table and chairs. Contains fitted cabinets, work tops with glass splashback, stainless steel sink, integral appliances including gas hob and electric oven and grill, dishwasher, standalone fridge/freezer, five double sockets, a television aerial point, radiator and click tiled flooring.



Sitting Room 6.67m x 4.11m

The spacious Sitting Room has panoramic windows providing uninterrupted views over neighbouring croft land to the sea. Contains multi-fuel stove in fire place providing a convenient alternative heat source as it is connected to switch over if required, four double sockets, telephone point, television aerial point (Sky dish provided but no connected), telephone point, a radiator and attractive recessed display areas with lighting.



Conservatory 2.30m x 3.97m

French doors from the Sitting Room lead into the good sized Conservatory with large windows again offering sea views. Contains three double sockets, electric wall heater, electric ceiling fan and tiled flooring.

Green House 2.30m x 3.97m

There is a glass patterned wall and door separating the Conservatory and Green House. Contains two double sockets, lighting, concrete flooring and direct access to the rear garden grounds with outside tap in close proximity.



Master Bedroom 3.89m x 4.14m

The Master Bedroom is situated next to the Sitting Room and has a window looking out over the tranquil rear garden. Contains two double built-in wardrobes, two single sockets, two double sockets, radiator and Ensuite with toilet, sink, shower, tile surround, extractor fan and patterned window (0.90m x 2.90m).

Accommodation *cont'*

Double Bedroom 2.81m x 2.93m	Situated at the opposite end of the Hallway to the Master Bedroom, this Double Bedroom looks out to the private rear garden and contains two double sockets, radiator and double wardrobe.
Single Bedroom/Study 2.20m x 2.93m	Currently used as a Study this room has a window overlooking the rear garden. Contains two double sockets, telephone point, radiator, built-in shelving and double wardrobe.
Bathroom 1.70m x 2.93m	With a patterned glass window at the rear of the property, the good sized Bathroom contains a three piece suite (toilet, sink and bath with electric shower), radiator, cupboard with shelving and tiled surround and flooring.
Utility Room 1.70m x 4.14m	The Utility Room is accessed via a glass paned door from the Hallway and provides integral access to the single car garage. Contains a window looking out over the rear alfresco dining area, coat hooks, two double sockets, radiator, drying pulley, worktop with stainless steel sink, washing machine, cupboards and linoleum flooring.



EXTERNAL

The dwellinghouse is situated facing south with extensive uninterrupted sea views. It is mainly bounded by wood slat fencing.

There is a gravelled area at the front of the property providing off road parking that includes the oil tank, drying area and attractive south facing seating area with garden beds and rockeries. The integral **Garage** (3.96m x 5.95m) provides integral access to the dwellinghouse. Contains an electric up and over door, work benches, shelving, boiler, lighting, power points and a door leading to the rear garden. Access to the rear garden is also via a seating area with water feature and sea views situated beside the garage.

The private rear garden provides direct access to the Green House and adjoining Conservatory. The gravelled pathways wind through the garden enabling one to find quiet and peaceful seating areas. There is a further decked area ideal for alfresco entertaining.



GENERAL INFORMATION

- Oil fired heating with multi-fuel stove which can be switched over for alternative heat source.
- Mains water and private septic tank.
- Laminate flooring throughout unless otherwise stated.
- Double glazed windows throughout.
- All blinds and light fittings are included in the sale.
- All fixed floor coverings are included in the sale.
- Furniture is available by separate negotiation.
- Council Tax Band D.
- Home Report available.

DIRECTIONS

Cunningsburgh is situated approx. 10 miles south of Lerwick. Turn left onto the single track road signed posted "Aithsetter" (opposite the bus stop). Carry on along this road for a mile or so and turn left at the junction signed post "Wilhoull". Aegirsta is the second to last house at the end of this road.



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.

The below Floor Plan is not to scale and is only an approximate guide as to the layout of the property.

