

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: solicitors@anderson-goodlad.co.uk

www.anderson-goodlad.co.uk



Red Geordies, Exnaboe, Virkie, Shetland, ZE3 9JS

A large serviced site with derelict dwellinghouse situated in the township of Exnaboe with sea views overlooking the tidal lagoon known as "The Pool of Virkie" and Sumburgh Head in the distance.

The dwellinghouse is in a dilapidated state and may require demolition or extensive reconstruction and renovation. All queries regarding works to the dwellinghouse should be directed to a surveyor/building contractor.

The property currently comprises two reception rooms one with Raeburn, kitchen, bathroom, WC and two bedrooms.

Exnaboe is part of the District of Virkie which lies at the very south of Shetland mainland. Dunrossness is close by further North with its primary school, grocery shop, petrol station and agricultural shop.

This property presents an ideal opportunity for those looking for a project.

Offers over **£20,000** are invited

General Information

- A Home Report is not required for this property due to its condition.
- The property is being sold in its current condition. No warranties will be given with respect to any services.
- All queries regarding planning should be direct to the Shetland Islands Council's Planning Department.

Viewings

Please contact the Agents to arrange a viewing. Entry is at the viewer's own risk.

Entry

Immediate entry is available once conveyancing formalities permit.

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

Anderson & Goodlad, Solicitors

52 Commercial Street, Lerwick, Shetland, ZE1 0BD

T: 01595 692297 F: 01595 692247 E: solicitors@anderson-goodlad.co.uk W: www.anderson-goodlad.co.uk

Red Geordies, Exnaboe, Virkie, Shetland, ZE3 9JS

