

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Vaarie, Quarff, Shetland, ZE2 9EY

Situated in an elevated area of Quarff, this four bedroom dwellinghouse boasts picturesque sea views, spacious garden grounds and is conveniently a 10 minute drive from Lerwick.

Quarff itself has a public hall and there is a regular bus service providing easy access to Lerwick (approx. 6 miles away) with all its local amenities, such as, Primary and High Schools, Library, Hospital, Leisure Centre, cinema complex, Museum, supermarkets, retail shops, bars and restaurants.

This property presents an ideal opportunity for a growing family or those requiring all living accommodation on one floor.

Offers in the region of **£245,000** are invited

Accommodation	<u>Ground Floor</u> :- Kitchen, Dining Room, Sitting Room, Bathroom and two Double Bedrooms one with Ensuite. <u>First Floor</u> :- Two Double Bedrooms and Study.
External	Good sized integral single car garage, patio area, fenced in garden green and ample off road parking.
Viewings	Highly recommended. Please contact the Sellers on 01950 477 252 or 07776 443 471 to arrange a viewing.
Entry	By arrangement.
EPC Rating	D(60)

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

Anderson & Goodlad, Solicitors

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Ground Floor

<p>Porch 1.40m x 2.10m</p>	<p>Via an external wooden door with glass panels at the side, the Porch contains 'v' lined ceiling, terracotta tiles and two coat cupboards one of which contains the electric meter. There is a door leading to the integral Garage.</p>
<p>Hallway 1.97m; 8.80m x 3.73m; 1.90m; 0.98m</p>	<p>From the Porch there is a glass paned door leading into the Hallway. Contains four double sockets, two radiators, two smoke alarms, airing cupboard with shelving and stairs leading up to the first floor.</p>
<p>Utility Room 2.98m x 1.70m</p>	<p>The Utility Room is immediately on the left when entering the Hallway and has a window looking out to the driveway. Contains fitted cabinets and worktop, stainless steel sink, Zanussi washing machine, three double sockets, two radiators (one electric) and drying pulley.</p>
<p>Kitchen 3.48m x 3.70m</p>	<p>A glass paned door leads to the Kitchen that has a window looking out over the surrounding croft land. Contains fitted cabinets, work tops with tiled splashback, stainless steel sink, integral gas hob and electric oven, dishwasher, six double sockets, a telephone point and radiator.</p>
<p>Dining Room 3.20m x 3.74m</p>	<p>From the Kitchen via an opening, the Dining Room has two windows one with sea views. Contains three double sockets, a telephone point and radiator.</p>
<p>Sitting Room 6.0m x 3.74m</p>	<p>Via a glass paned door, the spacious Sitting Room has a panoramic window with sea views. Contains four double sockets, a telephone point, Sky aerial point and radiator.</p>
<p>Bathroom 2.47m x 2.63m</p>	<p>This family Bathroom has a patterned window and contains a sink, toilet, bath, shower with wet wall surround, radiator and cork tiled flooring.</p>
<p>Double Bedroom 1 3.70m x 3.74m</p>	<p>This Double Bedroom has a window with sea views. Contains five double sockets, radiator, built-in wardrobe with mirror sliding doors and an Ensuite (1.17m x 3.13m) containing a large shower, sink, toilet.</p>
<p>Double Bedroom 2 3.02m x 2.94 m</p>	<p>Across the hall from Bedroom 1 is a Double Bedroom that has a window at the rear of the property. Contains two double sockets and radiator.</p>



Hallway & stairs to First Floor



Kitchen



Dining Room



Sitting Room

First Floor

Landing

6.50m x 4.30m

The good sized Landing on the first floor has a skylight at the top of the stairs and contains one double socket, radiator, smoke alarm, loft access via a hatch and two cupboards providing ample under coomb storage.

Double Bedroom 3

3.50m x 4.30m

Located at the top of the stairs, this Double Bedroom has a window in the gable end with views of the surrounding croft land. Contains three double sockets, a telephone point and radiator.

Study

2.93m x 2.33m

Along the Landing, a convenient Study has a skylight and contains fitted shelving, two double sockets, a telephone point, radiator, down lights and is carpeted.

Double Bedroom 4

4.13m; 3.50m x 4.30m; 1.86m

Opposite Double Bedroom 3 is a further spacious Double Bedroom that has a window in the gable end with sea views. Contains three double sockets, a telephone point and radiator.



Bathroom



Double Bedroom 1

Information

External

From a gravelled driveway with ample off road parking an electric up and over door leads into the single car **Garage** (7.22m x 4.74m) that contains power, lighting, the boiler, built-in shelving and a workbench. There is a door leading to a patio area at the rear of the dwellinghouse providing access to the drying green and oil tank. A further door leads into the Porch.

A concrete pathway leads from the driveway around the gable end to the Cellar that has electricity and lighting and contains the hot water tank and provides ample storage.

General Information

- Oil fired radiators with some electric heaters installed.
- Mains water and septic tank drainage.
- Laminate flooring with the exception of the Bathrooms and carpeted Bedrooms.
- Mainly double glazed windows/Velux skylights throughout unless otherwise stated.
- All blinds, curtains and light fittings are included in the sale.
- Council Tax Band E.
- Home Report available.



Double Bedroom 3



Double Bedroom 4

Directions

From Lerwick travel south on the A970. Take the first junction on the right as you come around the corner into Quarff. Then take the first right and follow the road up the hill to the left. Vaarie is the only dwellinghouse situated on the left.