

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: solicitors@anderson-goodlad.co.uk

www.anderson-goodlad.co.uk



Camperdown, Brae, Shetland, ZE2 9QJ

This hidden gem is situated in a tranquil location on the outskirts of the village of Brae with spectacular sea views out over the voe toward Busta.

The two bedroomed cottage is surrounded by mature trees and bushes, providing for a private and sheltered garden. The property also benefits from a large stone built outbuilding.

Brae is the second largest town in Shetland and has extensive amenities that include a Leisure Centre with indoor swimming pool, Primary and Junior High Schools, Co-op, DIY store, Brae Garage with fuel and conveniences, restaurants and take-aways.

This property is an ideal opportunity for a first time buyer, those looking to downsize or seeking a quiet country retreat.

Offers over **£120,000** are invited

Accommodation	Sun Porch, Sitting Room, Kitchen, two Double Bedrooms and Bathroom.
External	Private garden grounds with mature trees, bushes, grassed areas and flower beds. Stone built outbuilding.
Viewings	Highly recommended. Please contact the Agents to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	E(52)

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

Anderson & Goodlad, Solicitors

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Accommodation

Sun Porch 2.77m x 1.84m

Entrance to the dwellinghouse is via a concrete ramp through a double glazed external wood door into the Sun Porch. Contains windows on three sides providing picturesque views over the voe to Busta House Hotel, fitted shelving and cupboard with "v" lined ceiling and linoleum floor.



Hallway 1.08m; 1.97m x 4.14m; 1.00m

From the Sun Porch a carpeted ramp (1.08m x 1.03m) leads into the Hallway via a single glass paned door. Contains a single socket, telephone point, radiator and access to the part floored loft via a pull down ladder. All rooms are accessed from the Hallway.

Sitting Room 4.08m x 3.62m

Through a door to the left the Sitting Room has two windows one with stunning sea views out over the voe and of the front garden. Contains four single sockets, television aerial point, radiator, a tiled hearth blocking up the fireplace and a fitted bookcase.



Kitchen 4.08m x 4.20m (widest point)

Opposite the Sitting Room is the good sized Kitchen providing extensive sea and garden views. Contains fitted cabinets and worktop, stainless steel sink, electrical appliances (incl. Bosch standalone fridge/freezer, Bosch washing machine and Beko standalone oven with hot plates), four single sockets, a double socket, radiator, boiler situated on a tiled hearth, linoleum flooring and a cupboard with shelving, coats hooks and the water tank. There is ample space for a dining area.



Double Bedroom 1 3.60m x 3.36m

This Double Bedroom has a window looking out onto the established trees and bushes at the rear of the property. Contains a double socket, radiator and built-in wardrobe with shelving and hanging space.

Double Bedroom 2 2.90m x 3.36m

This Double Bedroom also has a window looking out onto the rear garden and contains two single sockets, built-in overhead cupboards, radiator and linoleum flooring.

Bathroom 1.97m x 2.24m

The good sized Bathroom has a patterned window and benefits from non-slip flooring. Contains walk-in shower, toilet, bath, sink, mirrored cabinet, extractor fan, radiator and wet wall surround.



Information

External

The garden grounds are bounded by post and wire fencing and include mature trees, bushes, flower beds and grassed areas.

A stone built outbuilding (12.90m x 2.85m) is partitioned into three sections providing convenient storage for gardening equipment, etc.

The oil tank is hidden away on the south side of the dwellinghouse.



General Information

- Oil fired central heating boiler serving wet radiator system and hot water cylinder.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Mainly double glazed windows throughout unless otherwise stated.
- All blinds, curtains and light fittings are included in the sale.
- Council Tax Band B.
- Home Report available.



Directions

Drive North from Lerwick on the A971 to Brae.

Leading into Brae is a 40 mile an hour area.

At the top of the hill and just after the speed limit changes to 30 turn left.

Take the second left onto a single track road.

Camperdown is the first property you come to on the right.



Places of Interest

- Award winning Frankie's Fish & Chip Shop
- Busta House Hotel & Drumquin Guest House both with licensed restaurants
- Various pubs, restaurants and take-aways
- Walking distance to Brae High School including Primary School and North Mainland Leisure Centre with indoor pool
- Co-op
- Brae Building Centre and Brae Plant Centre both stores offering a variety of DIY materials, gardening and fishing equipment, hand and power tools, etc.
- Marina and pier
- 15 minute drive to Eshaness

