

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## Tanglewood, Brae, Shetland, ZE2 9QG

This two storey, four bedroom family home is located within the village of Brae and has stunning views over Busta Voe.

The property is situated on an elevated site and benefits substantial grassed areas with gravelled pathways, off road parking and drying area.

The property is close to all local amenities and is within easy walking distance to the local primary and high schools, grocery shops, restaurants, marina and pier.

This property presents an ideal opportunity for a growing family.

Offers in the region of **£225,000** are invited

<b>Accommodation</b>	<p><u>Ground Floor</u> – Sitting Room, Dining Room, Kitchen, Utility Room, WC and Multi-purpose room.</p> <p><u>First Floor</u> – Three Double Bedrooms, a Single Bedroom and Bathroom.</p>
<b>External</b>	Substantial grassed areas with drying area of off road parking leading to a large garage.
<b>Viewings</b>	<p><b>Highly recommended.</b></p> <p>Please contact Sellers on 01806 522 649 to arrange a viewing.</p>
<b>Entry</b>	By arrangement.
<b>EPC Rating</b>	D(58).

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

**Anderson & Goodlad, Solicitors**

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## Ground Floor

### Access

From the gravelled parking area at the rear of the property there are steps leading up to a deck that provides access to the external glass paned door that leads directly into the Utility Room. The front door is situated on the main road side of the property and is not currently used.



**Utility Room**  
5.37m; 2.90m x  
1.03m; 2.26m

The Utility Room has sea views and contains fitted cabinets with worktops, stainless steel sink, two double sockets, coat hooks, radiator and cupboard with ample shelving. Doors leading to the WC, Multi-purpose Room and Kitchen.

**WC**  
1.47m x 1.14m

Opposite the external door is a ground floor WC. Contains a toilet, vanity with sink and patterned window.



**Multi-purpose Room**  
5.42m x 5.42m

The large multi-purpose room has a window looking out to the front garden. Contains a single socket, a double socket, two telephone points, two radiators, smoke alarm and ceiling hatch. Door leading to the integral, large single **Garage**.

**Kitchen**  
2.97m x 6.59m

This good sized, galley style Kitchen has a seating area at one end with large windows with views to the front and rear. Contains pine fitted cabinets with worktops, stainless steel sink, gas hob, multi-fuel Boski range (also connected to water heater), tiled hearth and splashback, six double sockets, telephone point and radiator.



**Hallway**  
3.47m x 3.46m

The spacious 'v' lined Hallway has a window looking out to the front veranda and drying green and provides access to the first floor bedrooms, sitting room, dining room and kitchen. Contains solid oak flooring, heating and hot water control and radiator.

**Dining Room**  
3.53m x 3.02m

Via glass paned double doors from the Hallway, the Dining Room has glass sliding doors leading out to the veranda and providing stunning views of Busta Voe. Contains two double sockets, radiator, 'v' lined ceiling and wood effect laminate flooring.



**Sitting Room**  
3.46m x 7.78m

The expansive Sitting Room has a window at the front of the property and glass sliding doors to the veranda overlooking Busta Voe. Contains raised brick fire place with tiled hearth, five double sockets, telephone point, television aerial point, radiator, electric wall heater, smoke alarm and down and wall lighting.

## First Floor

<p><b>Landing</b> 1.79m; 2.15m; 0.93m x 4.55m; 4.96</p>	<p>A wooden staircase leads to the first floor Landing that contains smoke alarm, loft access and cupboard providing access to the hot water tank with shelving.</p>
<p><b>Master Bedroom</b> 3.46m x 4.12m</p>	<p>The good sized Master Bedroom has two windows looking out over the front garden. Contains two single sockets, telephone point, radiator, built-in wardrobe and opening into a dressing area (2.69m x 1.69m) that contains fitted vanity, a single and double socket and radiator. All areas are carpeted.</p>
<p><b>Double Bedroom 1</b> 2.49m; 3.53m x 3.54m; 2.0m</p>	<p>This Double Bedroom has a window with views across the Voe. Contains two single sockets, radiator and carpet.</p>
<p><b>Single Bedroom</b> 2.89m x 2.01m</p>	<p>This Single Bedroom also has a window with sea views and contains a single socket and radiator.</p>
<p><b>Bathroom</b> 2.49m; 3.53m x 1.95m; 3.19m</p>	<p>The 'v' lined, family sized Bathroom has a patterned window at the rear of the property. Contains a four piece suite (bath, sink, toilet and bidet), corner shower with wet wall and radiator.</p>
<p><b>Double Bedroom 2</b> 2.51m; 2.93m x 2.22m; 3.24m</p>	<p>This Double Bedroom has a window looking out over the front garden. Contains two single sockets, a double socket, radiator, fitted wardrobe and carpet.</p>



## External

Well maintained garden grounds include grassed areas to the front and rear, gravelled pathways, parking area and oil tank. There is a good sized deck providing access to the Sitting Room, Dining Room and main entrance and can be accessed via the flight of stairs leading from the gravelled parking area.

The large, single **Garage** (5.19m x 5.37m) with an up and over door has a further single door leading from the driveway and internal access to the dwellinghouse. Contains windows, work benches, shelving, power and strip lighting.



## Information

### General Information

- Heating via space heating by oil fired boiler. Hot water from single immersion heater backed up by Boski multi-fuel range in Kitchen.
- Mains water and drainage.
- Cork tiled flooring throughout unless otherwise stated.
- Double and triple glazed windows throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and floor coverings included in the sale.
- All white goods included in the sale.
- Council Tax Band E.
- Home Report available.



### Directions

From Lerwick drive North along the A970 to Brae. After the Brae Garage take the second left onto a single track road that descends down a steep hill between the property and Frankie's Fish & Chips. A gravelled parking area to the left provides ample parking for the property.



### Places of Interest

- Award winning Frankie's Fish & Chip Shop
- Busta House Hotel
- Various pubs, restaurants and take-aways
- Brae High School including Primary School
- North Mainland Leisure Centre with indoor pool
- Co-op
- Brae Building Centre and DIY shop
- Marina and pier
- 15 minutes to Eshaness



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.