

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: solicitors@anderson-goodlad.co.uk

www.anderson-goodlad.co.uk



Glengarth, Gott, Shetland, ZE2 9SE

This two bedroom, single storey, cosy cottage is in move in condition. It is situated at the rear of a group of houses providing for a quiet, safe environment for small children. It is surrounded on two sides by farm land and is a short walk to Tingwall Primary School, Community Hall and the play park.

This is a low maintenance property and benefits from a large shed and two outbuildings providing ample room for workshops and storage.

Easy commuting distance to Lerwick (approx. 6 miles) with a good bus service at the Gott junction to and from the town.

This property presents an ideal opportunity for first time buyers, small families or those wishing to downsize to accommodation all on one level.

Offers over **£125,000** are invited

Accommodation	Sitting Room, Kitchen, Shower Room, Double Bedroom and Single Bedroom.
External	Gravelled driveway leading to tarred parking area and paved patio area. Large Nissen Hut and two further smaller sheds.
Viewings	Highly recommended. Please contact the Seller on 07881 496 327 to arrange a viewing.
Entry	By arrangement.
EPC Rating	E(47)

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

Accommodation

Hallway 1

0.96m; 1.83m x
1.54m; 0.68m

Entrance to the property is from the tarred parking area via a glass double glazed external door. This Hallway contains overhead cupboards with electric meter, smoke alarm, telephone point and tiled flooring. Doors provide access to the Double Bedroom, Bathroom and a second Hallway.

Double Bedroom

3.25m x 2.67m

This Double Bedroom has a window with views of the hills beyond Tingwall Airport. Contains a double socket, telephone point, heater and loft access hatch.

Shower Room

1.44m; 2.27m x
0.76m; 1.50m

The Shower Room has a patterned window facing north. Contains a toilet, sink, electric shower with wet wall, heater, tiled flooring and wet wall ceiling.

Hallway 2

2.58m x 0.92m

The second Hallway is accessed via a glass paned door leading through a passage (w 0.80m) created by the thick stone walls of the original But n Ben entrance. The Hallway contains a double socket, carpet and provides access to all other rooms within the dwelling.

Sitting Room

3.41m x 3.44m

The Sitting Room has a window looking out over the parking area with views across to the hills above Tingwall Airport. Contains a multi fuel stove with hearth and mantle, three double sockets, television aerial point, fire alarm and carbon monoxide alarm.

Single Bedroom

2.20m x 2.30 m

The Single Bedroom has a window with uninterrupted views of the neighbouring farm land and contains three double sockets, carpet and loft access hatch.

Kitchen

3.55m x 3.32m

The good sized Kitchen has a window overlooking the driveway and a further window at the rear of the property overlooking the neighbouring farm land and hills to the east. Contains fitted cabinets and worktop, sink, integral electric oven, gas hob, integral fridge, a single socket, four double sockets, a television aerial point, USB sockets, heater and built-in cupboard with shelving and the hot water tank.



External

Outbuilding 1 2.94m; 1.78m x 6.43m; 6.23m

This well presented Outbuilding has been painted white and utilises the area between the gable end and boundary wall. Contains windows, shelving, lighting, power points, electric meter, concrete slab flooring and corrugated iron roofing.

Outbuilding 2 5.08m x 2.52m

Across the tarred parking area another white washed Outbuilding contains a built-in shelf, lighting, power points, electric meter, concrete flooring and corrugated iron roofing.

Nissen Hut 8.82m x 7.17m 4.00m (h)

The spacious Nissen Hut allows it to be a multi-purpose area. There is ample room for vehicles, equipment and a workshop. Contains lighting, power points and work bench. It is built with a metal and wood structure with corrugated iron sheeting.



Information

General Information

- Electric heaters throughout and multi-fuel stove in Sitting Room.
- Mains water and drainage.
- Laminate flooring 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 A.
- Home Report available.

Directions

From Lerwick take the main road north to Tingwall. At the base of the hill turn right to Gott. Drive along to the first group of dwellinghouses. At the end of these houses there is a driveway off to the right near a round mirror. Glengarth is at the end of this driveway.

Places of Interest

- Planticrub Garden Centre
- Play park
- Tingwall Community Hall
- Tingwall Primary School
- Tingwall Airport
- Tingwall Loch and Asta Golf Course
- Dale Golf Course
- Lerwick and Scalloway are a short drive away