

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: solicitors@anderson-goodlad.co.uk

www.anderson-goodlad.co.uk



7 Nikkavord Lea, Baltasound, Unst, Shetland, ZE2 9XL

This three bedroom, storey and a half, semi-detached property is in move-in condition and benefits from solar panels providing for an energy efficient family home.

The Property is located in the rural community of Baltasound in Unst, the largest settlement on the island and lies halfway along the East coast within a sheltered bay. The village hosts the most northerly high school, airport, leisure centre, health centre, care home, hotel, brewery and Post Office in the UK. Three shops and a garage service the village and the wider island community.

The island of Unst itself provides many outdoor and indoor attractions including bird watching at the Hermaness National Nature Reserve, rare arctic-alpine plants at the Keen of Hamar, archeology sites, walks, sailing, canoeing, a marina, picturesque beaches, Unst Boat Haven, Unst Heritage Centre, Victoria's Tea Rooms at Haroldswick and a holiday resort with bar and restaurant.

This property presents an ideal opportunity for a first time buyer, a family or those looking for a quiet, rural lifestyle.

Offers over **£85,000** are invited

Accommodation	<p><u>Ground Floor</u>:- Front & rear Porches, combined Kitchen/Dining Area, Sitting Room, Shower Room, WC and Single Bedroom.</p> <p><u>First Floor</u>:- Landing and two Double Bedrooms.</p>
External	Garden grounds contain drying green, vegetable plots, flower beds, pathways, oil tank, a large Garden Shed and smaller wooden shed. On road parking available.
Viewings	Highly recommended. Please contact 07808 969 523 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	B(83)

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

Ground Floor

Front Porch 1.43m x 1.07m

A concrete pathway/ramp leads from the front gate to an external triple glazed timber door. The front Porch contains tiled flooring which runs through to the small **Utility Room** (1.64m x 1.21m) under the eaves. There is plumbing for a washing machine, space for a dryer, a small corner sink, coat hooks and rooflight.

Hallway 3.90m; 1.80m x 3.24m; 0.90m

From the Porch a glass paned door leads into the Hallway that provides access to all living areas on the ground floor. Contains a single socket, coat hooks, radiator, smoke alarm, fitted cupboard with electric meter, linen cupboard (1.00m x 0.40m) with shelving and a staircase to the first floor.

Combined Kitchen & Dining Area 3.22m x 5.11m

With good sized windows to the front and rear of the property this combined area benefits from light throughout the day. Contains modern fitted cabinets and worktop, tiled splashback, stainless steel sink, integral appliances including oven, hob and dishwasher, two single sockets, five double sockets, radiator, telephone point, laminate flooring. A door leads to the rear Porch.

Sitting Room 4.00m x 4.43m

The light and airy Sitting Room has large glass patio doors leading out to the wooden deck and rear garden. Contains decorative electric fire place, four double sockets, a television aerial point and a telephone point.

Single Bedroom 2.30m x 3.52m

At the end of the hallway is the Single Room with a window looking out over the front garden. Contains a single socket, double socket and radiator.

WC 0.90m x 2.03m

The convenient separate WC has a patterned window, toilet, sink with fitted cupboard underneath, tiled splash back, fitted glass shelf, mirror and linoleum flooring.

Shower Room 1.68m x 2.03m

Situated opposite the staircase is the Shower Room with a patterned window. Contains a walk-in shower with sliding glass screen, wet wall surround, toilet, sink, mounted mirror, heated towel radiator, mirrored cabinet and linoleum flooring.

Rear Porch 1.80m x 2.12m

From the combined Kitchen & Dining Area a door leads to the rear Porch. Contains an external triple glazed uPVC door with cat flap, boiler, worktop, shelving, a double socket, tiled flooring, coat hooks, loft access, cupboard (0.70m x 0.80m) containing the hot water tank and under stair storage cupboard.



First Floor

Landing 1.80m x 2.03m

There is a staircase with wooden bannister leading to the Landing. Contains a good sized rooflight, loft access, a single socket and smoke alarm.

Double Bedroom 1 4.40m x 3.27m

Situated at the end gable this spacious Double Bedroom has a rooflight overlooking the rear garden and hills to the west. Contains part coombed ceiling, a single socket, double socket, radiator, built-in wardrobe with hanging space and under eaves storage cupboard containing the Feed-In Tariff meter connected to the solar panels.

Double Bedroom 2 3.20m x 3.27m

This good sized Double Bedroom also has a rooflight overlooking the rear garden. Contains a double socket and radiator.



Information

External

Bounded by wood slats and post and wire fencing the garden grounds are separated into two sections. The front garden contains vegetable plots, flower beds, established bushes, a small wooden garden shed and concrete pathway/ramp leading from the front gate.

From the rear door of the dwellinghouse steps lead to a stone chip path providing access to the large, lockable **Garden Shed** (3.47m x 2.22m). Contains triple glazed uPVC door with window, electricity, storage heater, work benches, shelving, windows and laminate flooring.

Also in the rear garden are flower beds, a drying green, oil tank and steps leading to the wooden deck (providing access direct to the Sitting Room).

General Information

- Warmflow oil-fired boiler serving radiators and hot water cylinder with dual immersion.
- Solar panels on both sides of roof.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Double glazed windows & Velux rooflights.
- **All furniture contained within the property, blinds, curtains and light fittings are included in the sale.**
- Council Tax Band A.
- Home Report available.



Single Bedroom



Double Bedroom 1



Double Bedroom 2

Directions

Good ro-ro ferry link from Toft on the Shetland mainland to Ulsta (Yell) (duration 20 minutes) and from Gutcher (Yell) to Belmont (Unst) (duration 10 minutes). (Ferry Booking office 01595 745804).

After disembarking from the ferry at Belmont continue on the A968. At Baltasound the main road continues straight at the end of which is a T junction. Turn right and take the first left into the Nikkavord Lea development.