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## South View, Shurton Brae, Gulberwick, Shetland, ZE2 9TX

With stunning sea views over Gulberwick and to the south, this superb, well maintained, spacious, detached bungalow is all on one level and in move-in condition.

Shurton Brae is located on the north hillside of the community of Gulberwick, which is surrounded by croft land and neighbouring private residential properties. The individual sites are quite large and enjoy the peace and quiet of rural style living whilst being a few minutes from Lerwick's conveniences.

Gulberwick has a public hall, which hosts bands, trivia nights, dances, Up Helly Aa to name but a few and a beautiful beach popular with the locals.

There are spectacular coastal walks to the south but also around to Lerwick, which provides for your everyday requirements, such as, grocery shops, hospital and health centre, pharmacists, retail and commercial businesses, restaurants, cafes, leisure centre, cinema, nursery and schools.

This property presents an ideal opportunity as a family home or for those requiring living accommodation on one level.

Offers over **£248,000** are invited

<b>Accommodation</b>	Vestibule, Utility Room, Kitchen, Dining Room, Sitting Room, Bathroom, three Double Bedrooms and a Single Bedroom.
<b>External</b>	Gravelled driveway, two garden sheds, lawn with young trees and flower beds.
<b>Viewings</b>	<b>Highly recommended.</b> Please telephone 07585 603 469 to arrange a viewing.
<b>Entry</b>	Early entry is available once conveyancing formalities permit.
<b>EPC Rating</b>	C(74)

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

**Anderson & Goodlad, Solicitors**

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## Accommodation

### Vestibule 1.34m x 3.00m

From the gravelled parking area there is a timber ramp and stairs leading to the external glass paned front door. The spacious Vestibule contains one double socket, radiator, **Coat Cupboard** (0.56m x 1.15m) with sliding doors, hanging space, shelving and electric meter.

### Utility Room 2.33m x 3.60m

Next to the coat cupboard is a door leading into the spacious Utility Room that has a window looking out of the rear of the property. Contains fitted cabinets, worktop, stainless steel sink, two double sockets, Worcester boiler, standalone large fridge/freezer, thermostat boost and **Storage Cupboard** (1.14m w) with ample shelving.

### Kitchen 3.50m x 4.90m

The spacious, modern Kitchen can be accessed via the Utility Room and also the Hallway. It has a west facing window and contains fitted gloss cabinets, worktops, stainless steel sink, Sandringham Range cooker with 5 hob gas burners and electric double oven and grill, extractor, integral Bosch dishwasher, Hotpoint fridge, breakfast bar, eight double sockets, a television aerial point, a telephone point and radiator.

### Dining Room 3.50m x 3.95m

Glass paned double doors from the Kitchen open up to the Dining Room that has a glass sliding door leading out to a timber and glass balcony providing uninterrupted sea views across the voe of Gulberwick. Contains four double sockets, a television aerial point and radiator.

### Hallway 10.10m x 1.20m

The long Hallway provides access to all living accommodation. Contains two double sockets, radiator and smoke alarms. A hatch provides access to the part floored loft via a pull-down ladder.

### Sitting Room 5.00m x 3.95m

The spacious Sitting Room has a large window providing sea views south across Gulberwick. Contains five double sockets, television aerial points, radiator, smoke alarms and is carpeted.

### Bathroom 1.90m x 3.95m

The family sized Bathroom has a frosted window and contains a modern suite including Jacuzzi bath, corner shower (both with wet wall), toilet with enclosed cistern, sink within fitted vanity, shaving socket, radiator and a **Cupboard** with shelving (1.05m x 0.70m).

### Double Bedroom 1 3.60m x 3.95m; 1.12m x 1.50m

This spacious Double Bedroom has a window overlooking the front garden green with sea views. Contains four double sockets, television aerial point, two telephone points, built-in double wardrobe (2.48m x 0.70m) with sliding doors, hanging space and shelving. This bedroom also benefits from an **Ensuite** (1.80m x 2.78m) which contains a frosted window, toilet, sink, walk-in shower, fitted cabinets, shaving socket, radiator, extractor fan, laminate flooring and **Cupboard** (0.50m x 0.70m) with shelving.



Bathroom

## Accommodation cont'

### Single Bedroom/ Home Office 2.38m x 2.10m

Situated at the end of the Hallway with a window in the gable end, this Single Bedroom could also be used as a home office/study. Contains two double sockets, telephone points, radiator and laminate flooring.

### Double Bedroom 2 3.48m x 3.60m

This good sized Double Bedroom has a window overlooking the rear of the property and contains two double sockets, a television aerial point, radiator and built-in wardrobe (0.60m x 1.74m) with sliding doors, hanging space and shelving.

### Double Bedroom 3 3.44m x 3.60m

Another good sized Double Bedroom situated at the rear of the property. Contains four double sockets, a television aerial point, radiator and built-in Wardrobe (0.60m x 1.74m) with sliding doors, hanging space and shelving.



Double Bedroom 1

## Information

### External

The garden grounds are predominantly open lawn, with young trees along one border and a landscaped flower bed at the rear of the property.

There is a gravelled driveway/parking area leading to the entrance of the home with a timber framed and clad **Garden Shed** (4.38m x 3.00m) with electricity, work bench and shelving. This area also contains the oil tank.

At the front of the property is an aerial dish just below the Sitting Room and also a further **Garden Shed** (4.66m x 2.54m) constructed with blockwork and concrete situated under the balcony.



Double Bedroom 1 - Ensuite

### General Information

- Heating via oil fuelled boiler.
- Mains water, drainage and sewage.
- Wood laminate throughout with carpets in Sitting Room and all Double Bedrooms.
- Double glazed windows/doors throughout unless otherwise stated.
- Heat, smoke and carbon monoxide alarms throughout and interconnected. 10 year warranty from March 2018
- All blinds, curtains and light fittings are included in the sale.
- Furniture is available by separate negotiation.
- Council Tax Band C.
- Home Report available.



Double Bedroom 2

### Directions

Heading out of Lerwick on the South Road turn left at the second junction after the Observatory sign posted "Shurton Brae". Turn left at the gravelled driveway between the first two houses. South View is beyond these homes and is the dark timber clad property on the right.



### Places of Interest

- Community Hall in Gulberwick
- Gulberwick beach
- Lerwick minutes away with all its amenities, such as, schools, shops, cafés and restaurants.