

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Sutrika, Pettifirth, Bressay, Shetland, ZE2 9ES

A superb opportunity to purchase this two bedroom, well equipped bungalow with stunning sea views is located in a rural island area.

This property was built in 2013 to a high standard and is in walk-in condition. It benefits from a Study for working from home, under floor heating and an accessibility ramp. It is surrounded by croft land with a few residential properties close by.

Bressay shelters Lerwick and the harbour. The island of Noss lies further east off the coast of Bressay. Both islands have spectacular hill and coastal walks providing an enjoyable prospect to come across the fascinating wildlife, extensive seabird colonies secluded bays and beaches.

This property presents an ideal opportunity for a family looking to live in a peaceful rural environment, a first time buyer or those requiring accommodation for one level living.

Offers over **£170,000** are invited

Accommodation	Porch, combined Kitchen & Sitting Room, two Double Bedrooms (one with WC), Study and Wet Room.
External	Good sized single car garage, greenhouse, paved patio areas, timber deck, vegetable plot, established bushes, flower beds and grassed area.
Viewings	Highly recommended. Please contact the Sellers on 07485 185 260 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	C(74)

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

Anderson & Goodlad, Solicitors

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Accommodation

Porch

2.07m; 1.07m x
0.70m; 2.27m

A concrete paved ramp and steps lead from a patio area at the rear of the property to an external glass paned door into the Porch. Contains plumbing for washing machine, electric meter, double socket and laminate flooring. A **Cupboard** (0.70m x 0.80m) contains the under floor heating controls and double socket.

Access to the **Loft** is via a hatch with pull down ladder and contains the air circulation system.



Hallway

3.98m; 1.14m x
1.13m; 2.33m

From the Porch via a glass paned door the Hallway provides access to all accommodation. Contains a double socket and smoke alarm. A **Cupboard** (0.90m x 0.70m) contains the Albion Ultrasteel 120L hot water cylinder and shelving with a further **Cupboard** (1.12m x 0.74m) with shelving and double socket.



Combined Kitchen & Sitting Room

3.27m; 4.38m x
3.25m; 6.88m

A glass paned door leads into the spacious combined Kitchen and Sitting Room that is bright and airy.

The modern Kitchen has a window overlooking the rear of the property and contains cream fitted cabinets with dark worktop, sink, integral gas hob with extractor fan and splash back, integral electric oven and grill (all of which are all stainless steel), five double sockets and smoke alarm.

The Sitting Room has spectacular views of Lerwick and the mainland over the Harbour via the large windows to the front of the property and glass patio doors leading to a timber deck. Contains four double sockets, telephone point, television aerial point and smoke alarm.



Study

1.58m x 3.25m

A Single Bedroom with a window overlooking Lerwick Harbour contains two double sockets, television aerial point and carpet.



Double Bedroom 1

2.94m x 3.25m

A good sized Double Bedroom has a window with sea views looking out to Lerwick. Contains two double sockets, television aerial point, carpet and a **WC** (1.10m x 1.18m) with sink, toilet and extractor fan.

Double Bedroom 2

2.94m x 3.54m

A further Double Bedroom has a window with views toward the north and surrounding croft land. Contains three double sockets and carpet.

Wet Room

1.73m x 2.27m

The Wet Room has a patterned window facing East. Contains non-slip flooring leading into a corner shower area, fitted vanity with sink and toilet, heated towel radiator and wet wall surround.

Information

External

The property is enclosed by timber slat fencing. A gravelled parking area from the road provides ample off road parking.

At the rear of the property along the road side is a good sized single car **Garage** (5.00m x 6.00m) with a manual up and over door and single door for pedestrian access. Contains shelving, work top, power sockets, lighting and **WC** with sink, toilet (with macerator) and hot water.

There is a timber framed and clad **Greenhouse** containing windows, shelving and pvc roof sheets also at the rear of the property.

A concrete paved patio is situated at the entrance to the house providing for an area to enjoy the morning sun.

A gravelled pathway surrounds the house and leads to a paved drying area and timber deck for alfresco entertaining. This area enjoys sea views out the south mouth of Lerwick Harbour and Shetland mainland.

The front of the property has stunning views of Lerwick (the capital of Shetland) and benefits from a grassed area with mature bushes, flower beds and a vegetable plot with the framing of a polytunnel over same.

General Information

- Property built circa 2013.
- Underfloor heating system and an air circulation system connected to each room.
- Mains water and septic tank drainage.
- Timber double glazed windows throughout.
- Furniture available by separate negotiation.
- Council Tax Band C.
- Home Report available.

Directions

Take the car ferry from Lerwick (situated on the Esplanade next to Lerwick Port Authority's office at Albert Buildings) to Bressay (approx. 10 minute trip). On disembarking carry on along the road towards the shop and primary school. Drive past the local shop and carry on up the hill towards Noss. Turn right to Pettifirth immediately after the cattle grid at the top of the hill. The property is second to last along this road with "Sutrika" on the metal gate.

Places of Interest

- Archaeological & historical sites.
- Bressay Lighthouse (built in 1858 by Robert Louis Stevenson's father)
- Local history group
- Boating Club
- Shop
- Pub
- Community Hall



Double Bedroom 1



Double Bedroom 2

