

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Jindalee, Quarff, Shetland, ZE2 9EY

This attractive, three bedroom, private family bungalow is situated in an elevated area of Hillside, Quarff. It has been recently refurbished with a modern galley Kitchen and bathroom with all high-spec appliances and conveniences and is in move in condition.

The landscaped, established garden grounds are easy to maintain with mature trees and bushes, grassed areas and raised decking and patio areas for alfresco entertaining. There are the added benefits of two garden sheds, a large polytunnel with established fruit trees and raised and internal and external raised beds that provide for an array of fresh produce to be produced for a self-sufficient lifestyle.

The rural area of Quarff itself has a public hall with regular bus services to the south mainland and also to Lerwick (approx. 6 miles away) that has all local amenities, such as, sea front harbour, nurseries, primary and high schools, library, hospital, leisure centre, cinema complex, museum, supermarkets, retail shops, bars and restaurants. Cunningsburgh and Sandwick are further south and provide an alternative choice of schools.

This property presents an ideal opportunity for a growing family, those requiring accommodation on one level and budding gardening enthusiasts.

Offers over **£225,000** are invited

Accommodation	Porch, Utility Room, Vestibule, combined Kitchen & Dining Area, Sitting Room, three Double Bedrooms (one with WC) and Bathroom.
External	Landscaped garden grounds with raised vegetable beds, established bushes and plants, drying green, timber deck, two timber garden sheds and a large polytunnel with mature fruit trees.
Viewings	Highly recommended. Please contact the Sellers on 01950 477 453 or 07833 755 574 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	D(67)

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

Anderson & Goodlad, Solicitors

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Accommodation

<p>Porch 2.20m x 1.40m</p>	<p>An external timber door with glass pane leads to the Porch with a window overlooking the garden. Contains Quantum heater, timber slat ceiling, linoleum flooring and steps leading up to the Entrance Hall and door leading to the Utility Room.</p>
<p>Utility Room 3.18m x 1.37m</p>	<p>The Utility Room also has a window overlooking the garden. Contains plumbing for washing machine, two double sockets and electric meter.</p>
<p>Vestibule 1.14m x 1.60m</p>	<p>Steps lead to the Vestibule via a glass paned door. Contains a good sized Cupboard (0.36m depth) with sliding doors, coat hooks and shelving. Glass paned door leads into an "L" shaped Hallway and a further door leads to the combined Kitchen and Dining Area.</p>
<p>Combined Kitchen & Dining Area 7.70m x 2.50m</p>	<p>With a window looking out over the polytunnel, the galley style Kitchen has been newly renovated to a high standard with the installation of contemporary easy closing cabinets and countertops with splashback. Contains integral electrical appliances including induction hob, extractor fan, oven with grill, microwave and dishwasher, boiling water tap, resin sink, large standalone fridge/freezer with ice dispenser, four double sockets with USB ports, smoke alarm and down lighting.</p> <p>The Dining Area has two windows one of which has sea views. Contains two double sockets.</p>
<p>Sitting Room 4.60m x 5.08m</p>	<p>Access to the spacious Sitting Room is via an opening from the Dining Room and glass paned door from the Hallway. Large windows provide for spectacular sea views over the garden and a patio door leads to a timber deck. A further window looks out over surrounding croft land. Contains four double sockets, two television aerial points and Quantum storage heater. Windows and patio door are triple glazed.</p>
<p>Hallway 1.60m; 4.70m x 2.80m; 1.16m</p>	<p>The "L" shaped Hallway provides alternative access to the Sitting Room and all bedrooms and the Bathroom. Contains two double sockets, telephone points, smoke alarm, storage heater and access to the loft via a pull down ladder.</p> <p>Two Cupboards (1.20m x 0.63m) (1.70m x 0.63m) provide ample storage space with shelving and coat hooks. One of which contains the Megaflo hot water tank.</p>
<p>Double Bedroom 1 4.00m, 4.23m x 3.10m; 2.00m</p>	<p>This Double Bedroom has a window looking out over the established trees and surrounding croft land. Contains built-in floor to ceiling wardrobes with shelving and hanging space, three double sockets and WC (0.68m x 0.97m) with combined toilet and sink and waterproof Quick step flooring.</p>



Accommodation cont'

Double Bedroom 2 3.10m x 3.10m

This Double Bedroom also has a window looking out over the trees and surrounding croft land. Contains three double sockets.

Double Bedroom 3 3.20m x 2.60m

This Double Bedroom has a window looking out of the rear garden. Contains three double sockets and carpet.

Bathroom 3.20m x 1.80m

The family sized Bathroom has been renovated to a high standard with a modern four piece suite (walk-in shower with large power head, separate bath, toilet with built-in cistern and vanity with sink), mirror cabinets, towel radiator, extractor fan, patterned window and waterproof Quick step flooring.



Information

External

The dwellinghouse is surrounded by raised decking on three sides with a substantial entertaining area leading from the Sitting Room and providing access to all areas of the garden grounds that include established trees and bushes, flower beds and grassed areas with drying green.

The garden grounds are bounded by wood slatted fencing with an opening leading to the gravelled parking area which provides access to the large **Polytunnel** (4.25m x 9.23m) with its established raised beds, fruit trees and sitting area at the rear. A timber framed **Garden Shed** (3.11m x 3.70m) lies opposite with insulated walls and shelving. A further timber framed **Garden Shed** (1.91m x) is at the rear of the property with shelving, windows and power.

General Information

- Heating via Quantum heaters and storage heater.
- Served by a shared septic tank.
- Laminate flooring throughout unless otherwise stated.
- Triple and double glazed windows/doors throughout unless otherwise stated.
- All blinds, curtains and light fittings are included in the sale.
- Council Tax Band D.
- Home Report available.



Double Bedroom 1

Directions

From Lerwick travel south on the main A970 road. On reaching Quarff (approx. 6 miles) take the fourth right hand turn (sign posted Hillhead with a bus stop is situated directly after this junction). Following the single track road up the hill (turning into an untarred track), veer around to the right and you will come to a fork. Stay to the right. Just a short distance ahead are two houses, Jindalee is the property at the end.



Double Bedroom 2

Places of Interest

- Coastal and hill walks through the valley to the west side of Shetland.
- Abundant bird life and nesting grounds in valley