

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: solicitors@anderson-goodlad.co.uk

www.anderson-goodlad.co.uk



Houlgarth, Houl Road, Scalloway, Shetland, ZE1 0XA

A rare opportunity to purchase this private, four bedroom family home in the heart of Scalloway, which requires renovation, refurbishment and modernisation.

Surrounded by residential properties and a field grazed by the famous Shetland Pony this property boasts sea views and is located a short walk to Scalloway Harbour.

Scalloway is the ancient capital of Shetland and provides the Community with an abundance of activities and amenities including: two nurseries, Primary School, a Castle and Museum, Fish Market (yet to be opened), shops, cafes, take-aways, pharmacy and Youth Centre along Main Street. The North Atlantic Fisheries College and restaurant, Boating Club and marina are situated at Port Arthur.

This property presents an ideal opportunity for a family looking to live in an idyllic village community and also for first time buyers.

FIXED PRICE £130,000

Accommodation	<p><u>Ground Floor</u>:- Kitchen, Dining Room, Sitting Room, Sun Porch, Bathroom and two Double Bedrooms.</p> <p><u>First Floor</u>:- Double Bedroom, Single Bedroom and WC.</p>
External	Enclosed garden grounds with mature sycamore trees, bushes, flower beds and detached shed.
Viewings	Highly recommended. Please contact the Agents to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	F(25)

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

Kitchen 2.22m x 2.38m

From Houll Road there are steps leading down to a patio area. An external glass paned door leads into the Kitchen that has a window looking out over the rear of the property. Contains fitted cabinets, worktop, stainless steel sink, fitted shelving, electric standalone cooker, smoke alarm, a single socket, three double sockets and laminate flooring. Plumbing in place for washing machine.



Dining Room 3.33m x 3.65m

Via a glass paned internal door, the good sized Dining Room has windows providing views of the patio area. Contains a built-in corner bench seat, decorative mantel, corner cupboard, a single socket, two double sockets, television aerial point, storage heater, water heater boost control and a **Cupboard** (0.85m x 1.50m) under the stairs with shelving and hooks. A staircase (0.85m w) leads to the first floor accommodation.



Double Bedroom 1 4.20m x 2.85m

From the Dining Room a door leads to a spacious Double Bedroom with a south facing bay window overlooking the garden. Contains a single socket, double socket, telephone point, panel heater and corner **Cupboard** containing the hot water tank and shelving.



Double Bedroom 1

Hallway 1.23m x 2.60m

The central Hallway leads from the Dining Room and provides access to the Bathroom, second Double Bedroom and Sitting Room. Contains telephone point and storage heater.

Bathroom 2.80m x 2.36m

Situated off the Hallway the Bathroom has a frosted window and sloping ceiling. Contains toilet, sink, electric shower over bath, one electric towel heater, a mounted blow heater, timber board panelling and tiled walls with linoleum flooring.



Double Bedroom 2 4.04m x 2.60m

This good sized Double Bedroom has two windows looking out over the established garden grounds with its mature sycamores and has been used as a Study. Contains two double sockets, storage heater and fitted wardrobe with vanity.

Sitting Room 5.60m x 3.90m

The spacious Sitting Room benefits from a bay window looking out over the established garden and faces south. Contains a closed fire place with tiled hearth and wood mantel, built-in book shelves, a single socket, two double sockets, television aerial point and storage heater.

Sun Porch 2.15m x 1.05m

An archway from the Sitting Room leads to a bright and airy Sun Porch that has windows on three sides. Contains a single socket and timber board panelling.

First Floor

<p>Landing 2.02m x 1.62m</p>	<p>From the Dining Room there is a staircase leading to the first floor Landing. Contains a dormer window with sea views of Scalloway Harbour. Contains smoke alarm and under eave storage. The first floor has timber-board panelling and coombed ceilings.</p>
<p>WC 1.06m x 1.82m</p>	<p>Situated off the Landing is the convenient WC that has a skylight, toilet, sink, electric water heater, mirrored cabinet and half tiled walls.</p>
<p>Double Bedroom 3 3.37m x 3.55m</p>	<p>This good sized Double Bedroom has a dormer window looking out over Scalloway Harbour with views across to Trondra. Contains three single sockets, panel heater and under-eave storage along three walls.</p>
<p>Single Bedroom 2.22m x 3.55m</p>	<p>This Single Bedroom has a dormer window with sea views. Contains two single sockets and under-eaves storage.</p>



Double Bedroom 3

Information

<p>External</p>	<p>The garden grounds are enclosed by concrete walls and an iron railing at the front. Beautiful mature sycamores provide for a peaceful setting within the well-established garden with flower beds, bushes, hedges and grassed area. Easy access around the house via a concrete pathway.</p> <p>A Shed (6.57m x 2.22m) is built along the stone retaining wall abutting Houll Road. It is timber framed with concrete flooring and asbestos profile sheeting.</p> <p>Outwith the boundaries there is a tarred pathway leading directly down to the community garden on the foreshore of Scalloway Harbour providing easy access to Main Street shops, pharmacy and restaurants.</p>
<p>General Information</p>	<ul style="list-style-type: none"> • All ground floor (excluding the Kitchen and Bathroom) have high ceilings. • Carpets throughout unless otherwise stated. • Electric storage/panel heating. • Mains water and drainage. • Double glazed windows/Velux skylights throughout unless otherwise stated. • Roof renewed 2007 and in very good condition. • Council Tax Band C. • Home Report available.
<p>Directions</p>	<p>On entering Scalloway go right at the roundabout past the school. Turn right at the T junction just past the swimming pool. Take your first left on to Berry Road, past the Community Hall on your right and the bus stop on the left. Turn right on to Houll Road with the Methodist Chapel on the left. Houlgarth is the second property on the left with the yellow wooden gate.</p>

