

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: [solicitors@anderson-goodlad.co.uk](mailto:solicitors@anderson-goodlad.co.uk)

[www.anderson-goodlad.co.uk](http://www.anderson-goodlad.co.uk)



## Booth of Toft, Mossbank, Shetland, ZE2 9QT

Stunningly situated along the shoreline this property is close to Toft Ferry Terminal and has spectacular sea views over Yell Sound.

This three bedroom bungalow is all on one level with the advantage of having a non-slip accessibility ramp and would benefit from refurbishment and modernisation.

The garden grounds lie to the front and lead down to the foreshore and require care and attention. There is a Workshop providing useful storage and work area that could be converted to a single car garage.

The property is within easy driving distance to Mossbank with a local shop that provides fuel and garage. The village of Brae is also close by with all its local amenities, including nursery, primary and high schools, leisure centre, building centre, Co-op, DIY shop, variety of take-aways, bars and restaurants.

This property is an ideal opportunity for first time buyers, a family home, one level living or for those commuting to Yell.

Offers over **£160,000** are invited

<b>Accommodation</b>	Sitting Room, Dining Room, Sun Room, Kitchen, Shower Room and three Double Bedrooms.
<b>External</b>	Extensive enclosed garden grounds with established bushes and grassed areas.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact our Firm to arrange a viewing.
<b>Entry</b>	Early entry is available once conveyancing formalities permit.
<b>EPC Rating</b>	D(55)

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

**Anderson & Goodlad, Solicitors**

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## Accommodation

### Porch 1.37m x 1.52m

A timber, non-slip ramp leads to a timber clad portico that provides access via an external glass paned door to the Porch.

### Hallway 1.36m; 5.87m x 2.67m; 1.0m

A double glazed door leads into the "L" shaped Hallway providing access to all living areas and bedrooms. Contains single socket, two smoke alarms, radiator, loft access, a **Coat Cupboard** (0.54m x 1.58m) containing the electric fuses, walk-in **Linen Cupboard** (1.65m x 1.50m) with shelving and the hot water tank. At the end of the Hallway between the two Double Bedrooms is a further **Cupboard** (0.60m x 1.00m) with shelving.

### Sitting Room 4.72m x 4.28m

The spacious Sitting Room has a panoramic window with sea views overlooking Yell Sound. Contains four double sockets, a radiator and fitted bookshelves. There is an archway leading to the Dining Room.

### Dining Room 3.24m x 3.40m

Situated at the rear of the property with a window looking out over croft land, the Dining Room is conveniently located between the Sun Room and Kitchen. Contains a double socket, telephone point and radiator.

### Sun Room 1.88m x 2.85m

The Sun Room is situated on the south gable end of the house and is accessed from the Dining Room via a glass paned, sliding patio door.

### Kitchen 3.44m x 3.40m

Access to the Kitchen is via the Dining Room but also the Hallway and has a window facing West. Contains fitted cabinets, stainless steel sink, Stanley Raeburn, three double sockets, plumbing for washing machine, tiled walls and large built-in **Cupboard** (2.36m x 0.60m) with shelving.

### Shower Room 1.00m; 2.75m x 3.40m; 1.80m

The Shower Room has a frosted window at the rear of the property. Contains a toilet, sink and standalone Shower cubicle.

### Double Bedroom 1 3.40m x 3.40m

At the end of the Hallway, is a good sized Double Bedroom that has a window with a west facing aspect. Contains two double sockets, radiator and built-in wardrobe (0.44m depth) with hanging space and shelving.

### Double Bedroom 2 3.40m x 3.20m

Another good sized Double Bedroom situated at the front of the property with picturesque sea views of Yell Sound. Contains two double sockets, radiator, built-in wardrobe (0.44m depth) with hanging space and shelving and further fitted wardrobe.



## Accommodation cont'

### Double Bedroom 3 2.70m x 3.20m

This Double Bedroom also has a window with sea views overlooking the front garden. Contains two double sockets, radiator and built-in wardrobe (0.54m x 1.58m) with hanging space and shelving.



## Information

### External

Via a metal gate from the roadside there is a concrete driveway leading to a non-slip accessibility ramp providing access to the house.

A further ramp provides access to the **Workshop** (2.84m x 7.88m) situated on the north gable end. The Workshop is a blank canvas and could be converted to a single car garage by changing the access. Contains concrete slab flooring, water tap, electric meter, access to the oil tank and a single socket.

The property is bounded by post and wire, timber slats and concrete blockwork.

The garden grounds would benefit from full landscaping but does have established bushes and plants.



### General Information

- Heating via oil fired radiators.
- Mains water and septic tank drainage.
- Laminate and carpet throughout.
- Double glazed windows throughout unless otherwise stated.
- All blinds, curtains, light fittings, furniture and all other items within the property at the time of viewing are included in the sale.
- Council Tax Band D.
- Home Report available.



### Directions

From Lerwick travel north on the A970. At Voe turn right onto the A968. Continue along this road until the end. The property is on the right hand side of the road before you get to the Toft Ferry Terminal.



### Places of Interest

- Toft Ferry Terminal providing access to the outer islands of Yell, Fetlar and Unst.
- Mossbank easy distance with its local shop providing groceries, fuel and a garage.
- The village of Brae is close by with its nursery, primary and high school, leisure centre, Co-op, DIY building centre, marina and Garage shop including MOT centre.