

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Da Quey, Cunningsburgh, Shetland, ZE2 9HF

A unique opportunity to purchase this traditional But n' Ben style, one bedroomed cottage, which is in move-in condition.

The spacious garden grounds have a tarred driveway leading to a good sized single car Garage with separate Workshop and has ample space for a polytunnel (subject to the usual planning consents).

The rural community of Cunningsburgh has a Primary School, Marina and MacKenzie's Farm Shop with its café and stock of local produce and crafts. Levenwick Health Centre is further south towards Sandwick with its Secondary School, Leisure Centre, bakery and grocery shop.

Lerwick (the capital of Shetland) is 15 minutes' north with a good bus service between the two.

This property presents an ideal opportunity for a first time buyer or professional couple or those wishing to downsize.

Offers over £110,000 are invited

Accommodation	Hallway, Shower Room, a Double Bedroom and combined Living Room and Kitchen.
External	Grassed areas with tarred driveway leading to a single car Garage and separate Workshop.
Viewings	Highly recommended. Please contact the Seller on 07836 575 993 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	E(50)

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

Anderson & Goodlad, Solicitors

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Accommodation

Hallway
2.33m; 1.17m x
3.03m; 2.55m

From the tarred parking area a timber, glass paned external door leads into the Hallway that provides access to all living accommodation. Contains two double sockets, smoke alarm, panel heater, skylight, loft access, carpet, a **Cupboard** (0.38m x 0.83m) immediately on entering the property with shelving and a further **Cupboard** (0.70m x 0.24m) opposite the front door containing coat hooks and shelving. There is a convenient **Utility Area** (w 1.34m) with work top, fitted wall cabinet and plumbing for washing machine and space for a tumble dryer below.



Shower Room
2.27m x 1.50m

The Shower Room is also contained within this front section of the But n' Ben style cottage with a frosted window facing south. Contains corner shower with body jets, toilet, sink, radiator and linoleum flooring.



Combined Living Room & Kitchen
3.50m x 3.40m
2.08m x 2.45m

From the Hallway up one step is a good sized combined Living Room and Kitchen with three windows to the south, west and north.

The Living Room contains four double sockets, two tv aerial points, smoke alarm and laminate flooring.

The Kitchen contains white fitted cabinets with dark worktop, electric oven and hob, extractor fan, stainless steel sink, tiled splashback, a single socket, two double sockets and slate flooring.



Double Bedroom
3.05m x 3.45m

The good sized Double Bedroom has a window looking out over the front of the property. Contains four double sockets, telephone point, tv aerial point, smoke alarm, carpet and a **Cupboard** (1.72m x 0.68m) containing the Megaflow hot water tank and shelving.

External

The dwellinghouse is situated on a large area of ground with access taken from the side road that leads off the main A970. There is a pedestrian metal gate in the front fence providing easy access to the main road and school just a little way along.

The garden grounds are mainly grassed areas with a tarred driveway leading passed the front door to the Garage (4.87m x 2.90m) and Workshop (4.87m x 3.05m), which have electricity and water connected.

The single car Garage has a large sliding door and is petitioned off from the Workshop by metal sheeting. Access to the Workshop is via a single door and it also contains a small storage area (1.49m x 1.09m). Being a blank canvas there is ample opportunity to make these combined areas to suit an individual's requirements.



Information

General Information

- Mains water and drainage.
- Double glazed windows/Velux skylights throughout unless otherwise stated.
- Furniture available by separate negotiation.
- Council Tax Band A.
- Home Report available.

Directions

Cunningsburgh is situated approx. 10 miles south of Lerwick. Drive passed Cunningsburgh Primary School on the left. Turn right at the Blett junction (signed posted Blett ¼). There is a red bus shelter to the north of this junction. This single track road bends and head south running adjacent to the main A970. Da Quey is the first property on the left.

Places of Interest

- Island of Mousa with boat trips from Sandwick during the Summer months
- Mackenzies Farm Shop
- Cunningsburgh Primary School
- Levenwick Health Centre
- Sandwick Junior High School
- Sandwick Leisure Centre
- Sandwick Bakery & grocer shop
- Coastal walks and beaches



The agents for the Seller have prepared these particulars and whilst they are believed to be correct, no guarantee can be given. All measurements are approximate and taken at the widest point. Some photographs are taken with a 10mm – 20mm wide angle lens.