

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Midgarth, Mossbank, Shetland, ZE2 9RB

With 180° uninterrupted, picturesque sea views and easterly aspect, this is a unique opportunity to purchase a one and a half storey But n' Ben style Shetland Cottage within the rural community of Mossbank.

The dwellinghouse requires extensive renovation and upgrading and is not suitable for a mortgage due to its poor condition and dampness. All queries regarding works should be directed to a surveyor/building contractor with usual consents being obtained from Shetland Islands Council.

The property currently comprises two good size downstairs rooms one with Raeburn and the other with electric corner shower, small galley with sink, separate WC off the porch and two double bedrooms upstairs.

Mossbank benefits from a Primary School, Community Hall and Grocery Shop with fuel. The larger village of Brae is close by with all local amenities, such as, grocery shops, DIY shops, restaurants, take-aways, a Primary and High School and leisure centre. A short drive will further north takes you to the ferry terminals at Toft/Vidlin that provides access to the Northern Islands of Yell, Unst and Fetlar.

This property presents an ideal opportunity for those looking for a project.

Offers over **£30,000** are invited

General Information

- A Home Report is not required for this property due to its condition.
- The property is being sold in its current condition. No warranties will be given with respect to contents and services.
- All queries regarding planning should be directed to the Shetland Islands Council's Planning Department.

Viewings

Please contact the Agents during business hours to arrange a viewing. Entry is taken at the viewer's own risk.

Entry

By arrangement.

Further particulars and Home Report from and all offers to:-
Anderson & Goodlad, Solicitors

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Accommodation

| | |
|---------------------------------|--|
| Porch 2.04m x 2.10m | Entrance to the property is via an external timber glass paned door into the Porch with a window facing east, smoke alarm and separate WC (0.80m x 1.76m). |
| Hall 1.87m x 0.98m | An opening provides access to the Hall that contains the electricity meter and fuses, double socket, smoke alarm, Dimplex quantum heater and under stair storage cupboard. |
| Room 1 3.94m x 3.17m | The But end (Kitchen) of the dwelling has a window with sea views another overlooking the rear of the property. Contains a Raeburn, five double sockets, smoke alarm and Dimplex Quantum heater. There is a small Galley (2.50m x 1.10m) with stainless steel sink and window overlooking the rear of the property. Contains three double sockets and smoke alarm. |
| Room 2 3.00m x 3.18m | The Ben end (Living Area) has a window with spectacular sea views. Contains an electric corner shower, two double sockets, Dimplex storage heater and smoke alarm. |
| Landing 1.70m x 1.40m | A flight of timber stairs leads to the next level. The Landing contains a roof light, one double socket, smoke alarm and Dimplex panel heater. |
| Room 3 4.06m x 3.95m | The large double Room has a rooflight facing east. Contains three double sockets, Dimplex panel heater, small Cupboard (0.86m x 1.06m) and a further Storage Area (2.98m x 1.45m) and coombed ceilings throughout. |
| Room 4 3.44m x 3.90m | Room 4 is also a good-sized double with an east facing rooflight. Contains two double sockets, Dimplex panel heater and part coombed ceiling. |

External

The garden grounds are grass and gravelled parking areas.

There is a stone-built **Shed** lying to the northeast of the dwelling providing for ample storage.

Further timber framed **Sheds** of basic construction lie to the south of the property.

Directions

Travel north from Lerwick on the main road (A970). Turn right at Voe on the Isles Road (A968) just before Tagon Shop where signed posted "Toft / Sullom Voe". There is a hairpin bend to the right at the turn off to Sullom Voe after which is the local Shop on the right side of the road with another hairpin bend to the left. At this point the road to Mossbank comes off. Carry on along this dual carriageway and the driveway with wooden gate is situated just before the Primary School. A single car track runs down to the property.



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 wide angle lens.