

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)



## Vaerdi, Shurton Brae, Gulberwick, Shetland, ZE2 9TX

A fantastic opportunity to purchase this four-bedroom family home in a sought-after cul-de-sac situated on an elevated site providing for picturesque sea views across the rural community of Gulberwick.

This property benefits from enclosed garden grounds handy for small children, patio areas, off road parking, basement level Garage and a further large Garage with pit.

Lerwick is minutes away with all its local amenities and a good bus service runs along the main road south providing for an easy commute whether for school or work.

This property presents an ideal opportunity for a growing family and those requiring all accommodation needs to be on one level.

Offers over **£240,000** are invited

<b>Accommodation</b>	<p><u>Ground Floor</u>:- Porch, Hallway, Living Room, Kitchen, Bathroom and two Double Bedrooms, one with Ensuite.</p> <p><u>First Floor</u>:- Landing, two Double Bedrooms and Bathroom.</p>
<b>External</b>	Tiered garden grounds with raised beds, drying green, ample off-road parking, Garage, Garden Shed and separate large Garage with pit.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact the Seller on 07901 617 171 to arrange a viewing.
<b>Entry</b>	Early entry is available once conveyancing formalities permit.
<b>EPC Rating</b>	D(61)

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

**Anderson & Goodlad, Solicitors**

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## Ground Floor

### Porch

1.44m x 1.18m

Concrete steps lead to the Porch via a wooden external door with glass panes. Contains coat hooks and linoleum flooring. A glass paned door leads into the Hallway.



### Hallway

5.10m x 1.20m

The Hallway provides access to all ground floor accommodation. Contains one double socket, telephone point, smoke alarms, radiator, laminate flooring and **Cupboard** (1.00m x 0.62m) with shelving.

### Living Room

5.54m x 3.76m

Immediately to the left of the Porch there is a spacious Living Room with panoramic windows overlooking Gulberwick with sea views. Contains a solid fuel stove with back boiler providing for an alternative heat source for water and radiators, brick fireplace with flagstone hearth, four double sockets, two television aerial points, telephone point, radiator, and carpet. There is a timber staircase leading to the First Floor.



### Double Bedroom 1

1.03m; 2.94m x 3.76m

Situated next to the Sitting Room this Double Bedroom also has views across Gulberwick. Contains three double sockets, television aerial point, radiator and carpet. It benefits from an **Ensuite** (1.77m; 1.44m; 0.96m x 3.28m; 1.65m) that contains a window facing west, bath with electric Triton shower, toilet, sink, mount mirror cabinets, extractor fan, radiator, tiled splashback and linoleum flooring.

### Combined Kitchen & Dining Area

3.72m x 4.25m

The large, combined Kitchen and Dining Area has two windows overlooking the side and rear gardens to the west and north. Contains fitted cabinets and work tops, Rangemaster double electric oven with six gas hob, glass splashback and extractor fan (not in working order), sink with draining board, plumbing for washing machine and dishwasher, three single sockets, six double sockets, smoke alarm, radiator and linoleum flooring.



### Bathroom

1.20m; 2.30m x 2.46m; 1.70m

Situated at the rear of the property with a frosted window facing north the ground floor Bathroom contains a bath with mixer shower, sink, toilet, radiator, mounted mirror and laminate flooring designed for Bathrooms.

### Double Bedroom 2

3.54m x 2.47m

This good-sized Double Bedroom has a window looking out of the rear garden. Contains three double sockets, radiator, laminate flooring, built-in double wardrobe (0.68m x 2.47m) with hanging space and shelving.



Ground Floor Bathroom

## First Floor

### Landing

3.50m; 2.30m x 3.10m; 2.40m; 0.90m

A timber staircase from the Living Room leads to the first floor Landing. Contains a rooflight, two double sockets, smoke alarm, small cupboard, built-in shelving and access to the loft.

## First Floor cont'

### Double Bedroom 3 3.26m x 4.37m

This spacious Double Bedroom has a west facing window in the gable end and rooflight providing sea views to the south. Contains four double sockets, radiator, under eave storage, part coombed ceiling, loft hatch and laminate flooring.

### Bathroom 3.52m x 1.70m

Located between the two upstairs Bedrooms the Bathroom has a rooflight. Contains bath, toilet, sink, radiator, extractor fan, tiled surround, coombed ceiling and linoleum flooring.

### Double Bedroom 4 3.50m x 4.37m

Another spacious Double Bedroom with stunning sea views across Gulberwick and further south has a window in the gable end and rooflight. Contains seven double sockets, radiator, walk-in wardrobe (1.57m x 1.04m) with shelving, under eave storage, part coombed ceiling and laminate flooring.



Double Bedroom 1



Ensuite

## Information

### External

With views of the sea and to the south mainland of Shetland, full advantage has been taken of the elevated garden grounds by creating individual tiered areas to include a drying green, children's play area, patio area, enclosed garden with raised beds and bushes, established trees and garden beds.

There is paved parking at the top of the property and concrete steps from the patio lead down to the gravelled driveway at the bottom and to:

A **Garage** situated on basement level of the house. Access is via a paved drive leading from gravelled off-road parking via an up and over door. Contains shelving, electricity and extra storage areas encompassing the full footprint of the house.

A **Wood Store** has been built under the stairs and patio area above contains the oil tank.

At the base of the stairs there is a timber framed and clad **Garden Shed** (2.0m x 2.0m) with shelving and electricity.

There is a large separate **Shed/Garage** (8.90m x 8.96m) with access via a single door and electric roller door from the gravelled driveway. Contains a pit, sectioned off areas and workshop.



Double Bedroom 2

### General Information

- Heating is by solid-fuel stove in Living Room and oil-fired radiators.
- Mains water and drainage.
- Mainly double-glazed windows/Velux skylights throughout unless otherwise stated.
- Council Tax Band D.
- Home Report available.



Double Bedroom 3

### Directions

Travel south on the main A970 south. Turn left at the second junction into Gulberwick sign posted "Shurton Brae". Again, turn left at the second junction just across from the bus stop. Vaerdi is on the right just before the cul-de-sac.

The below Floor Plan is not to scale and is only an approximate guide as to the layout of the property.

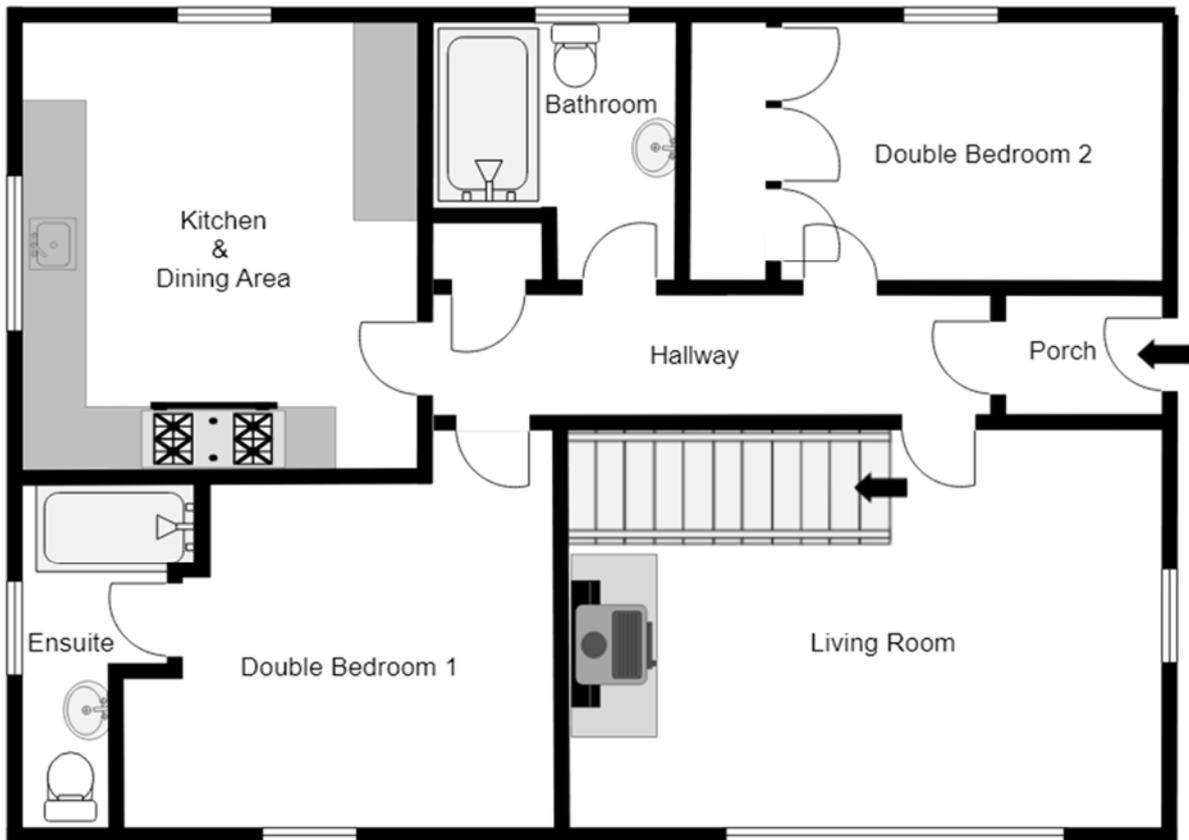


Double Bedroom 4



First Floor Bathroom

### Ground Floor



### First Floor (all rooms with coombed ceilings)

