

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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1 Dalsetter Wynd, Dunrossness, Shetland, ZE2 9JJ

This one and a half storey, three bedroom dwellinghouse is situated on a large corner plot, has sea views and is in move-in condition. The easy to maintain garden grounds provide a secure area and include a patio area for alfresco dining.

Dunrossness has a local primary school, community hall and shop and is only a few miles south of Sandwick with its Junior High School, leisure centre with swimming pool, health centre, shop and bakery.

A good bus service runs along the main A970 between Sumburgh Airport and Lerwick some 30 minutes away. Lerwick's amenities include grocery and retail shops, restaurants and bars, Museums, a leisure centre, Anderson High School and Mareel Entertainment Complex with cinema and bar.

This property presents an ideal opportunity for a first-time buyer, as a family home or anyone who is self-employed and looking to work from home.

Offers over **£125,000** are invited

Accommodation	<u>Ground Floor</u> :- Kitchen, Living Room, Double Bedroom and WC. <u>First Floor</u> :- Two Double Bedrooms and Bathroom.
External	Enclosed garden grounds with drying green and single car garage.
Viewings	Highly recommended. Please contact the Seller after 5pm on 07738 085 873 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities allow.
EPC Rating	E(52)

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

Anderson & Goodlad, Solicitors

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Ground Floor

<p>Porch 1.00m x 0.82m</p>	<p>Entrance to the property is from a concrete pathway leading up to steps through an external glass paned door into the Porch.</p>
<p>Hallway 1.48m; 2.90m; 0.90m x 2.02m; 1.04m; 1.70m;</p>	<p>A patterned glass internal door leads into the Hallway that provides access to all ground floor accommodation. Contains a double socket, smoke alarm, storage heater, coat hooks and a good-sized Cupboard (2.57m x 0.84m) situated under the stairs with further coat hooks, a double socket and electric meter.</p>
<p>Kitchen 3.42m x 2.37m</p>	<p>Situated to the left of the entrance the Kitchen has a window with sea views overlooking the garden grounds. Contains fitted cabinets and worktop, tiled splashback, stainless steel sink, electric oven, small fridge, washing machine, microwave, three single and two double sockets, telephone point and storage heater.</p>
<p>Living Room 4.42m x 4.45m</p>	<p>Opposite the entrance, this spacious Living Room also has a large window with sea views and overlooks the garden grounds. Contains one single and three double sockets, telephone point, tv aerial point, smoke alarm and storage heater.</p>
<p>Double Bedroom 1 3.70m x 3.94m</p>	<p>This conveniently situated ground floor Double Bedroom has a window overlooking the garden grounds and neighbouring croft land to the east. Contains one single and two double sockets, telephone point, storage heater and built-in Wardrobe (0.60m x 1.40m) with hanging space and shelving.</p>
<p>WC 1.80m x 0.90m</p>	<p>Situated at the front of the property, the WC has a window facing south. Contains sink, toilet and fitted shelving.</p>



Double Bedroom 1

First Floor

<p>Staircase & Landing 1.91m (w) 2.82m x 0.91m</p>	<p>From the ground floor Hallway there is a timber staircase with storage heater leading to the first floor Landing. Contains a single socket, smoke alarm, loft access, two Cupboards (1.37m x 0.92m) (0.82m x 0.91m) with shelving and coombed ceiling, one with telephone point and single socket and the other a heater.</p>
<p>Double Bedroom 2 3.20m x 4.03m</p>	<p>At the end of the Landing, this good-sized Double Bedroom has a large roof light providing stunning sea views across the Voe. Contains a single and double socket, telephone point, tv aerial point, panel heater, coombed ceiling, carpet and built-in Wardrobes (1.52m x 0.71m; 1.60m x 0.71m) with hanging space and shelving.</p>
<p>Bathroom 2.43m x 1.75m</p>	<p>The Bathroom is situated between the two Double Bedrooms and has a north facing roof light. Contains sink, toilet, bath with electric shower, tiled surround, radiator, shaving socket, extractor fan, wall mounted blow heater, fitted mirrored cabinet and coombed ceiling.</p>

First Floor cont'

Double Bedroom 3 3.05m x 2.83m

This north facing Double Bedroom has a roof light providing views across neighbouring croft land out towards Mossy Hill. Contains two single sockets, telephone point, panel heater, coombed ceiling and carpet.

Information

External

The property is situated on the corner of Dalsetter Wynd and the main Clumlie single road leading to Dunrossness.

The garden grounds are bounded by timber fencing providing for a safe grassed area for the family with established bushes, drying green and patio area.

The single car **Garage** (6.07m x 3.05m) has an up and over door, electricity and a work bench at the rear. It is of concrete block construction with concrete flooring. A water tap is situated outside between this garage and its neighbour.

There is public parking opposite the dwellinghouse for up to two cars.

General Information

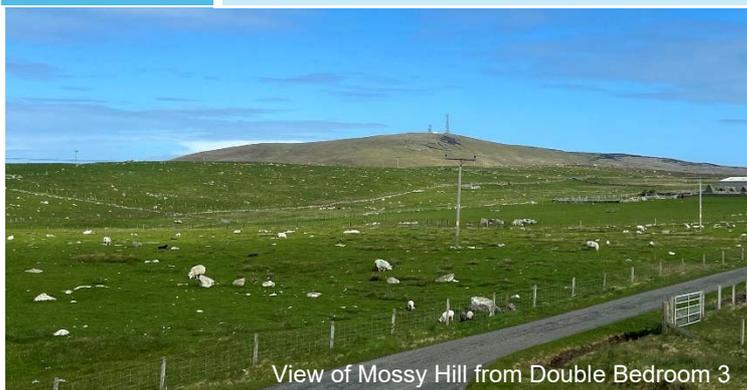
- Heating by way of electric Dimplex storage and panel heaters
- Mains water, drainage and sewer.
- Laminate flooring throughout unless otherwise stated.
- Double glazed windows/Velux rooflights throughout unless otherwise stated.
- All furniture and white goods are included in the sale.
- Council Tax Band A.
- Home Report available.

Directions

From Lerwick travel south along the main A970 towards Sumburgh. Turn left onto the single-track road where sign posted "Clumlie". If you miss this turn off you can easily take the next one "Boddam, Dalsetter, Troswickness". Dalsetter Development is on the left close to the head of the Voe with Number 1 being on the corner.

Places of Interest

- Island of Mousa
- Clumlie Broch
- Lochs of Spiggie
- Sumburgh Airport
- Jarlshof (prehistoric archeological site)
- Old Scatness (medieval, Viking, Pictish & Iron Age remains)
- Quendale Beach
- St Ninian's Isle with tombola



View of Mossy Hill from Double Bedroom 3



Double Bedroom 2



Double Bedroom 3