

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Fladdabister House, Fladdabister, Cunningsburgh, Shetland, ZE2 9HA

A unique opportunity to purchase this traditional stone-built (circa 1918), detached, former croft house, which is conveniently situated in the sought after rural village of Fladdabister, overlooking the old historic buildings with sea views along the East coast of Shetland.

The original dwellinghouse was extended in the 60s' but would benefit from renovation and modernisation. Together with several outbuildings, the property is accessible via a right of access tarred road, which also serves the adjacent croft land and buildings.

The property benefits from a mature walled garden, drying green and parking for several cars.

The Lerwick-Sumburgh bus service passes through the village and a Farm Shop with café and the local Cunningsburgh Primary School are located within the wider community.

This property presents an ideal opportunity for a growing family and those wishing for a renovation project.

Offers over **£170,000** are invited

Accommodation	<p><u>Ground Floor</u>:- Utility Room, Bathroom, Kitchen, two Living Rooms, Office and two multi-purpose Areas.</p> <p><u>First Floor</u>:- Three Double Bedrooms and another multi-purpose Area.</p>
External	Private established walled garden with mature trees, hedges, flowerbeds and drying green. Off road parking. The outbuildings include a Garage, Workshop, two Stores and Garden Shed.
Viewings	Highly recommended. Please contact the Seller on 01950 477 600 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	E(39)

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

Anderson & Goodlad, Solicitors

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Ground Floor

Entrance Porch 1.72m; 0.77m x 2.08m; 0.90m & Hallway

The Entrance Porch is accessed from the tarred drive and flagstone frontage via an oak door with glass pane. Contains "v" lining, tiles and a window. Off this area is the Utility Room and Bathroom.

A glazed door leads into the Hallway which contains three Cupboards (0.68m x 0.27m; 0.95m x 0.70m; 0.92m x 0.31m), smoke alarm, cupboard containing electric meter, tiled flooring and stairs leading to the first-floor accommodation.



Bathroom

Utility Room 1.36m x 1.15m

The Utility Room with a patterned window facing south was previously a WC. Contains a sink, radiator, shelving, water connection and power point for washing machine, "v" lining and tiled flooring.

Bathroom 1.78m; 0.71m x 1.87m; 3.40m

The Bathroom also has a patterned window facing south. Contains a corner electric shower, bath, toilet, sink, radiator, shaving socket, tiled splashback, "v" lining and tiled flooring. Hatch provides access to roof space.

Kitchen 1.97m; 3.01m x 3.31m; 3.91m

The good-sized Kitchen has a window overlooking the front garden to the south and a further west facing window. Contains fitted cabinets and worktop, stainless steel sink, dishwasher, oil-fired boiler, water tank, two single sockets, five double sockets, television aerial point, radiator and tiled flooring.



Kitchen

Living Room 1 3.51m x 3.89m

Opposite the Kitchen is the formal Living Room with a window overlooking the front garden and entrance and a further window to the east. Contains electric fireplace, four double sockets, radiator, telephone point, television aerial point, "v" lining and laminate flooring.



Living Room 1

Multi-Purpose Area 1 2.69m x 2.15m

From the Hallway is a door leading to this multi-purpose area that was formally used as a small dining room. Contains two double sockets, telephone point, radiator, "v" lining, laminate flooring and part coombed ceiling.

Living Room 2 4.01m x 2.21m

A further door leads into the second Living Room that has a window facing west. Contains a multi-fuel stove on a tiled hearth, built-in shelving, five double sockets, radiator, "v" lining and laminate flooring.

Multi-Purpose Area 2 1.19m x 2.34m

From the first multi-purpose area an opening provides access to a further smaller area that has a window overlooking the rear of the property. Contains fitted shelving, two double sockets and carpet tiles.



Multi-purpose Room 1

Office 3.91m x 2.34m

This spacious Office benefits from direct access via a small, carpeted Porch leading to the parking area. Contains fitted shelving, two double sockets, radiator and is carpeted.

First Floor

Double Bedroom 1 3.53m x 3.96m

A laminate staircase (w 0.81m) leads to a small landing with rooflight providing direct access to this spacious south facing Double Bedroom. Contains a window with sea views, two double sockets, radiator and telephone point.

First Floor cont'

Multi-Purpose Area 3

2.66m; 1.78m x 4.28m; 1.84m

Across the Landing there is another multi-purpose area with a window providing picturesque sea views and coastline to the south. Contains a single socket, four double sockets, radiator, built-in shelving, two small Cupboards with shelving and roof void access.



Living Room 2

Double Bedroom 2

2.07m; 2.46m; 3.10m x 2.27m; 3.13m; 4.04m

Another good-sized Double Bedroom with a window overlooking the front garden with sea views. Contains a single and a double socket, radiator, television aerial point and Cupboard with shelving.

Double Bedroom 3

3.99m x 2.61m

Situated at the rear of the property this Double Bedroom has a north facing window and a further window providing views to the east and the south end of Bressay. Contains a single and a double socket, telephone point, radiator, built-in wardrobe (d 0.63m) and small distinctive Cupboard.

Information

External

The garden grounds comprise of mature trees and hedges with established flowerbeds and a drying green at the rear of the property providing access to the oil tanks. A concrete pathway leads from the access driveway to the dwellinghouse. There are access rights over this driveway for the owners of Fladdabister House.

There is a private tarred and gravelled parking area leading to the original flagstone entrance area.

The property benefits from various sized outbuildings most of which have original flagstones and include:-

The **Workshop** (4.44m x 2.94m) is situated on the east gable of the dwellinghouse and provides for a good-sized space and has electricity and lighting.

At the gravelled parking area is the **Garden Shed** (2.10m x 2.29m) that also has electricity and lighting with concrete floor.

The large **Double Garage** (9.23m x 4.21m) has double wooden doors, it is constructed with concrete blockwork, concrete slab flooring in the extension and the electricity hub that provides for all outbuildings. There is an opening at the rear of the garage leading into a **Wood Store** (1.72m x 3.04m) that has direct external access via a wooden door that leads onto the flagstones at the entrance of the dwellinghouse and conveniently cold water connection.

Situated next to the Garage and along the access driveway is a spacious rhomboid **Store** (4.43m; 1.51m x 3.01m; 4.22m) with concrete slab flooring, electricity and lighting.



Office



Double Bedroom 1



Multi-purpose Room 3

General Information

- Heating via oil-fired radiators and solid-fuel stove.
- Mains water and served by a septic tank.
- Hardwood double glazed windows throughout.
- Mixture of wood laminate, tiles and carpet on Ground Floor with carpets and coombed ceilings on First.
- Some Kitchen appliances, larger furniture, blinds, curtains and light fittings at the time of viewing are included in the sale.
- Council Tax Band B.
- Home Report available.

Directions

From Lerwick travel south on the main A970. After the village of Quarff turn left onto a single track road signed posted "Fladdabister". The property is located mid-way down the hill on the left. It is painted pink so is easy to find.

Places of Interest

- MacKenzie's Farm Shop with Café.
- Cunningsburgh Primary School
- Sandwick with Bakery, Primary & Secondary Schools, Shop and Marina
- Lerwick (Capital of Shetland) provides for all local amenities.



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

