

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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8 Grindwell Road, Brae, Shetland, ZE2 9QH

With picturesque, sea views across Busta Voe, this three bedroom, semi-detached, family home is situated in a quiet residential area of Brae.

The family friendly, private garden provides for a safe environment for children, alfresco entertaining and off-road parking.

It is perfectly located to benefit from all the township of Brae has to offer with its Primary School and High School, Leisure Centre, Co-op, various restaurants and bars and within easy commuting distance to Sullom Voe.

There are good bus services providing access to Northmavine further north and Lerwick, the capital of Shetland.

This property presents an ideal opportunity for a family, first time buyer, those requiring all facilities on one level or as a buy to let property.

Offers over **£165,000** are invited

Accommodation	<p><u>Ground Floor</u>:- Porch, Bathroom, Dining Area, Kitchen, Living Room and Double Bedroom.</p> <p><u>First Floor</u>:- Two Double Bedrooms.</p>
External	Enclosed well-manicured garden grounds with mature trees, flower beds, grassed areas, timber deck, drying green and garden shed.
Viewings	Highly recommended. Please contact the Seller on 07788 888 085 to arrange a viewing.
Entry	By arrangement.
EPC Rating	E(42)

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

Anderson & Goodlad, Solicitors

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Ground Floor

Porch

1.32m x 1.97m

From the off-road tarred parking area, a ramp leads to the external glass paned front door. The Porch contains one double socket, coat hooks, fitted shelving and linoleum flooring. A timber sliding door leads into the Hallway.

Hallway

1.20m x 2.43m;
2.12m x 1.07m;

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Dining Area

2.92m x 2.92m;

On entering the Hallway, there is a window facing north and an opening leading to the Dining Area with a window to the south. A further Hallway provides access to the Living Room, Double Bedroom and staircase. These combined areas contain three single socket, two double sockets, radiator, smoke alarm and an under-stair Cupboard.

Bathroom

2.65m x 2.24m

The spacious, modern, family Bathroom has a patterned window at the rear of the property and is situated near the Porch. Contains sink, toilet, bath with shower, shaving socket, extractor fan, mounted mirror with LED lighting, radiator, tiled surround and vintage style laminate flooring.

Kitchen

2.92m x 3.43m

From the Dining Area, a door leads into the well-appointed Kitchen with a window overlooking the front garden. Contains cream country-style cupboards with worktops, fitted shelving, tiled splashback, stainless steel sink, gas oven and hob and dishwasher. The stand-alone fridge-freezer is available by separate negotiation.

Living Room

4.80m x 3.47m

The spacious Living Room has panoramic views out over the front garden and water across to Busta House Hotel. Contains a solid-fuel stove on tiled hearth with wood mantel, eight double sockets, television aerial point, radiator and fitted shelving.

Double Bedroom 1

2.70m x 3.00m

Conveniently situated on the ground floor with a window overlooking the rear garden, this Double Bedroom contains a single socket, double socket, radiator and is carpeted.



First Floor

Mid-Landing

1.94m w

&

Landing

0.90m w

A well-lit, wide staircase leads to the first floor and has a large dormer window overlooking the rear garden at the mid-Landing, which contains a telephone point and radiator.

The first floor Landing has a smoke alarm, under-coomb storage cupboard and loft access.

Double Bedroom 2

3.75m x 3.01m

This spacious Double Bedroom has a dormer window with sea views across to Busta House Hotel. Contains a single socket, two double sockets, radiator and fitted shelving.

Double Bedroom 3

3.01m x 3.01m

Across the Landing is another Double Bedroom with a dormer window providing for stunning sea views and looking out over the front garden. Contains a single socket, double socket with USB ports, radiator and under-eave Cupboard.

Information

External

The property is bounded by timber and post and wire fencing.

The well-maintained enclosed garden grounds comprise of a grassed area, flower beds and mature trees at the front, together with a gravelled pathway leading to the timber deck excellent for alfresco entertaining and dining given its south-facing aspect and sea views across the Voe. The bottled gas connection is situated on the south-east corner of the dwelling in the front garden.

The rear garden comprises of a spacious drying green, a concrete path and timber ramp leading to the **Garden Shed** (3.43m x 3.04m) of timber frame and clad construction. There is an oil tank with the Grant combi oil-fired boiler located just below the entrance to the dwellinghouse which was installed 2019.

A conveniently situated cold water tap is located at south-east corner near the tarred driveway that is suitable for off-road parking for up to two cars.



Double Bedroom 1



Double Bedroom 2



Double Bedroom 3

General Information

- Heating by way of oil-fired radiators.
- Private gas bottle supply to kitchen.
- Mains water and drainage.
- Ground Floor wood laminate throughout and carpets on stairwell and First Floor unless otherwise stated.
- Hardwood framed double glazed windows throughout unless otherwise stated.
- Council Tax Band B.
- Home Report available.

Directions

From Lerwick travel north to Brae on the main M970. When entering Brae there is a 30 mile sign, turn left at the second junction (just after the Indian take-away and before Drumquin Guest House). Turn left onto Grindwell Road and the property is the last on the left.

Notes/Places of Interest

- Local amenities include Police Station, Health Centre, Leisure Centre, Primary and Second Schools, DIY shops
- Various restaurants, take-aways and bars
- Island of Muckle Roe
- Northmavine, further north, has the cliffs of Eshaness, St Magnus Bay Hotel, Breiwick Café, Hillswick Wildlife Sanctuary, Ronas Hill (Shetland's highest summit)



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.