

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Skarva, 1 Wheelafirth, Gott, Shetland, ZE2 9SF

This elevated site provides for picturesque sea views across the Voe to Laxfirth and south towards Strand Loch and Tingwall Airstrip.

This four-bedroom, well-appointed, spacious family home is decorated to a high standard and is in move-in condition. It benefits from large family spaces including a Sun Room situated at the front of the property and a spacious Landing on the first floor providing for an alternative living area.

The landscaped and easy to maintain garden grounds have grassed areas with established trees and bushes and elevated spots for alfresco dining. Timber decking at the entrance encompassing the Sun Room providing for uninterrupted sea views and further space for outside entertaining. There is a concrete plinth ideal for a further shed or polytunnel for those wishing for a more self-sufficient lifestyle.

The communities of Tingwall and Gott benefit from a Primary School and Community Hall. Lerwick is within easy commuting distance and a good bus service provides access to all the Town has to offer, such as, a further two Primary Schools, High School, Leisure Centre, Gilbert Bain Hospital, Health Centre, grocery stores, restaurants and retail shops.

This property presents an ideal opportunity for a growing family wishing to live in a more rural community but with the conveniences of being close to all local amenities.

Offers over **£350,000** are invited

Accommodation	<u>Ground Floor</u> :- Porch, Hall, combined Kitchen and Dining Area, Utility Room, Living Room, Sun Room, Office, Double Bedroom and Bathroom. <u>First Floor</u> :- Landing, Master Bedroom with Ensuite and walk-in wardrobe space, two Double Bedrooms and Shower Room.
External	Elevated, landscaped garden grounds with grassed areas, timber decking, gravelled driveway and pathways, garden shed and areas for alfresco entertaining.
Viewings	Highly recommended. Please contact the Seller on 07796 867 215 or 07876 752466 to arrange a viewing.
Entry	By arrangement.
EPC Rating	D(67)

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

Anderson & Goodlad, Solicitors

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Ground Floor

<p>Porch 2.17m x 2.03m</p>	<p>From the chipped driveway there are non-slip timber steps leading to the timber decking providing access to the Porch via a glass paned, timber front door. The Porch contains one double socket, radiator, vintage style vinyl and Cupboard (0.87m x 2.03m) with coat hooks, shelving and the electric meter.</p>
<p>Hallway 3.55m; 5.52m x 2.41m; 4.78m</p>	<p>Double glass paned doors lead into the spacious Hallway that provides access to all ground floor accommodation. Contains two double sockets and Cupboard (0.90m x 0.97m) with one single socket and free-standing shelving unit. A wooden staircase leads to the first floor.</p>
<p>Living Room 5.46m x 4.40m</p>	<p>The good-sized Living Room benefits from a large opening into the Sun Room. Contains five double sockets, two switch sockets, two tv aerial points, two telephone points, radiator, smoke/heat alarm and is carpeted.</p>
<p>Sun Room 3.97m x 3.75m</p>	<p>The west facing Sun Room benefits from sea views across the Voe to Laxfirth and down towards Strand Loch to the south with three walls of windows and glass patio doors leading out to the timber decking situated at the front of the dwellinghouse. Contains two double sockets, two switch sockets, a tv aerial point and radiator.</p>
<p>Combined Kitchen & Dining Area 4.48m; 4.86m x 2.03m; 6.94m</p>	<p>To the left of the entrance is a spacious combined Kitchen and Dining Area with windows facing west and north with sea views. Contains freestanding kitchen units, Belling Range electric cooker with five hob and double oven, stainless steel splashback and extractor hood, stainless steel double sink, dishwasher, seven double sockets, a switch socket, tv aerial point, radiator and smoke/heat alarm. A door leads to the Utility Room.</p>
<p>Utility Room 3.80m x 3.40m</p>	<p>Off the Kitchen is the large Utility Room that provides direct access via a glass paned, external timber door to the gravelled parking area via non-slip covered timber stairs and has a window overlooking the rear garden. Contains fitted worktop and shelving, wall cabinets, freestanding bench with storage, double stainless steel sink, spaces for washing machine and tumble dryer, boiler, five double sockets, extractor fan, smoke/heat alarm, radiator, drying pulley, laminate tile flooring and a double door Larder Cupboard (0.56m x 2.57m) with free-standing shelving units.</p>
<p>Office 3.48m x 2.40m</p>	<p>The Office has a window looking out over the south facing garden grounds and is an ideal space for working from home. Contains three double sockets, a telephone point, radiator and is carpeted.</p>
<p>Double Bedroom 1 4.93m x 3.40m</p>	<p>This convenient ground floor Double Bedroom has a window looking out over the rear garden. Contains four double sockets, tv aerial point, radiator, Cupboard (0.90m x 1.09m) and laminate flooring.</p>
<p>Bathroom 3.07m x 3.40m</p>	<p>The family sized Bathroom has a patterned window facing east. Contains a corner bath, toilet, sink, extractor fan, radiator, laminate flooring and Cupboard (0.90m x 1.09m) with free-standing shelving unit.</p>



First Floor

Landing

4.34m x 6.07m

From the Hallway a good-sized timber staircase (1.96m x 3.04m) leads to the spacious Landing that is well-lit with three rooflights facing west and with sea views. Contains three double sockets, radiator and smoke/heat alarm. A ceiling hatch provides access via a pull down ladder to the floored Loft that is the length of the dwellinghouse and has windows in each gable end. This area provides ample opportunity to increase the footprint of the property (subject to the usual consents).

Master Bedroom

4.50m x 4.58m

The extensive Master Bedroom benefits from picturesque sea views via a large window in the gable end looking north and a rooflight facing west. Contains five double sockets, tv aerial point, telephone point and radiator. An opening leads to an area that would be ideal for a walk-in wardrobe (4.50m x 1.65m) with radiator. Both areas are carpeted.

A door leads into the east facing **Ensuite** (1.91m; 1.70m x 1.36m; 2.52m) with rooflight. Contains corner shower with wet wall, toilet, sink, radiator, extractor fan, fitted mirror cabinet, coombed ceiling and linoleum flooring.

Double Bedroom 2

4.67m x 2.87m
(1.27m x 1.18m)

Situated at the front of the dwelling with a rooflight providing sea views across the Voe, this Double Bedroom contains four double sockets, tv aerial point, radiator and laminate flooring.

Double Bedroom 3

4.67m x 3.37m

This Double Bedroom has a rooflight with block out blind providing for an east facing alcove snug (1.29m x 1.39m). Contains four double sockets, tv aerial point, radiator and laminate flooring.

Shower Room

1.08m; 2.29m &
1.35m; 2.52m

The convenient upstairs Shower Room has a rooflight to the east looking out over neighbouring croft land. Contains corner shower with wet wall, toilet, sink, mirrored cabinet with LED lighting, radiator, coombed ceiling and vintage style vinyl flooring.

External

The property is situated on an elevated site bounded by post and wire fencing with landscaped garden grounds and red granite feature retaining wall at front providing for a level chipped parking area (ample space for at least 5 cars) and pathways around the dwellinghouse.

The front grassed area with established bushes along the boundary falls away from the house.

To the south is an enclosed grassed area with **Garden Shed** (2.40m x 3.00m) of timber frame and clad construction on a concrete plinth. Outside this area is a gravelled area with a concrete slab ideal for the erection of a garage, shed or polytunnel (subject to obtaining the usual consents).

Also to the south is timber stairs leading to an elevated gravelled area ideal for alfresco entertaining and has spectacular sea views from Strand Loch and across the Voe to enjoy.

At the rear of the property is a gravelled area with drying green, oil tank and cold water tap with the steep garden ground being mainly left to establish the unique flora and fauna of Shetland.



Information

General Information

- Heating by way of Worcester Heatslave oil-fired boiler with wet radiator system and provides for hot water.
- Mains water and drainage.
- Harvest oak engineer quickstep perspective laminate flooring throughout unless otherwise stated.
- Double glazed windows/Velux rooflights throughout unless otherwise stated.
- Interlinked smoke/heat alarms throughout.
- All curtains, blinds and light fittings included in the sale.
- Council Tax Band F.
- Home Report available.

Directions

From Lerwick travel along the main A970 north. Turn right onto the single track road at the base of the hill at Tingwall (sign posted Gott Farm, Strand, Laxfirth). This road runs past the Community Hall and Primary School on the right with Strand Loch on the left. At the north end of the Loch turn right. Skarva is the last property on the right when ascending the steep hill.

Places of Interest

- Strand Loch
- Tingwall Primary School
- Community Hall
- Coastal walks



First Floor Shower Room



Master Bedroom



Double Bedroom 2



Ensuite to Master Bedroom

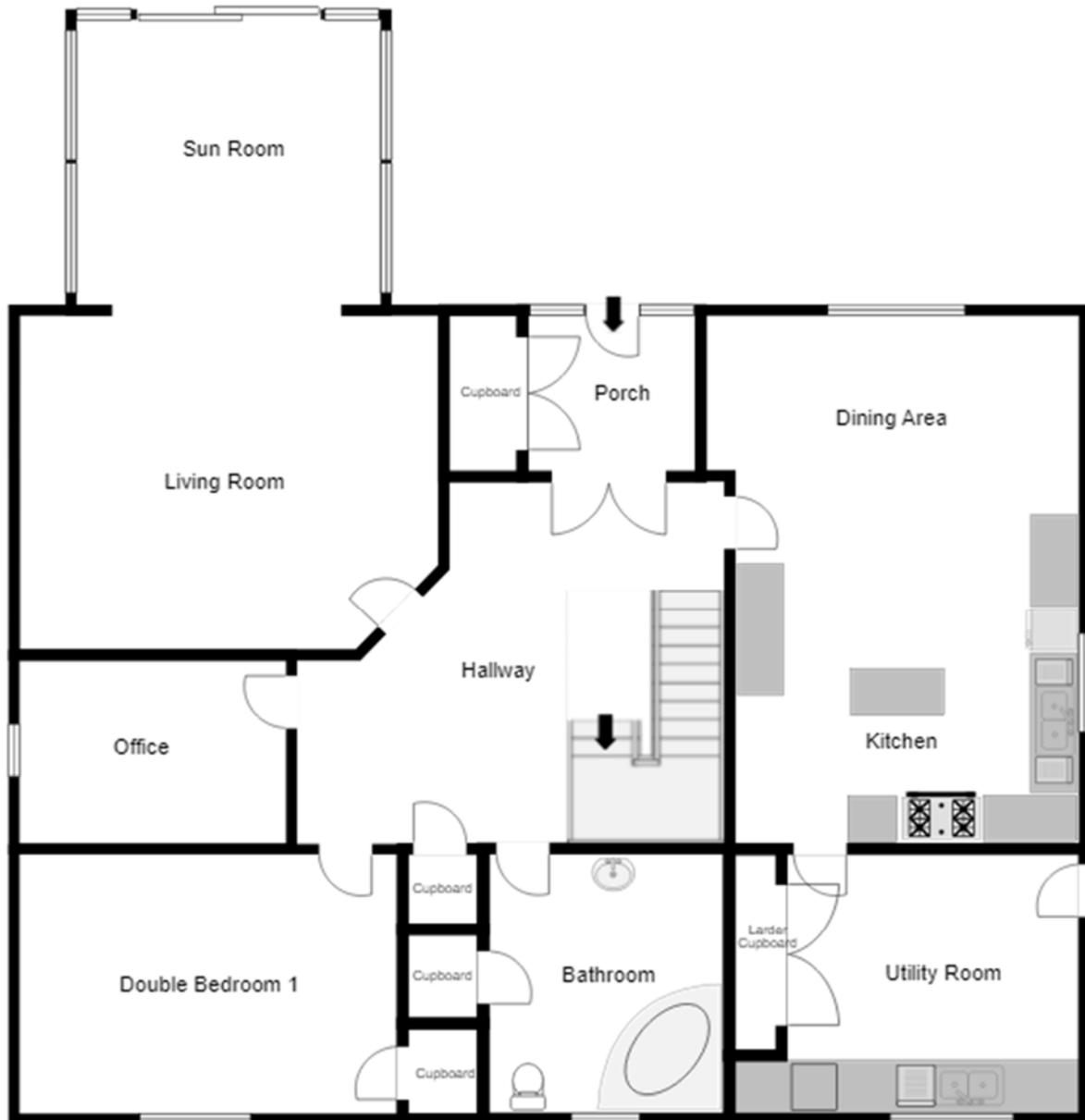


Double Bedroom 3

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.

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

Ground Floor



First Floor

