

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Kersehill, Burravoe, Yell, Shetland, ZE2 9AY

A superb opportunity to purchase this single storey, two bedroomed home in move-in condition, is situated within the rural village of Burravoe on the island of Yell. It is within walking distance to the local Primary School and the Old Haa Museum.

Renovations took place when the current owners purchased the property and they have kept some of the original features including doors, cornices, and a few other unique objects. They have also sourced replica period ceiling roses and skirting boards.

The dwellinghouse is situated on a 1/3rd of an acre lawned plot that provides ample space for those enthusiastic gardeners to erect a polytunnel and raised beds. A small burn runs adjacent to the access track where otters are often seen.

The rural community of Burravoe is located on the south-east coast of Yell and is 5 miles from the Ulsta Ferry Terminal, which has a good car ferry to the mainland of Shetland. Aywick is further north along the east coast providing for a grocery/DIY shop and post office facilities. Mid Yell is the biggest settlement in Yell and has a good range of amenities, including the island's high school, leisure centre, health centre and grocery shop.

This property presents an ideal opportunity for a first-time buyer, professional couple, young family and those wishing to establish a more self-sufficient lifestyle.

Offers over **£118,000** are invited

Accommodation

Kitchen, Dining Room, Living Room, two Double Bedrooms, Shower Room and Porch.

External

1/3rd of an acre garden grounds surrounded by dry stone walls with established bushes and trees and a single car garage with ample off-road parking.

Viewings

Highly recommended. Please contact the Seller on 01957 722 723 to arrange a viewing.

Entry

By arrangement.

EPC Rating

F(32)

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

Anderson & Goodlad, Solicitors

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Accommodation

Entrance

A gravelled driveway leads to the parking area at the rear of the dwellinghouse. Concrete steps and pathway provide access through a pvc double glazed door to the dwellinghouse by way of the Kitchen.

Kitchen

2.43m x 2.22m

The Kitchen is situated at the rear of the property and has a window looking out over the garden grounds and was renovated in 2008. Contains shaker style cream cabinets with dark worktops, stainless steel sink, gas oven with four ring hob, stainless steel splashback and extractor fan, space for a washing machine, one single and two double sockets, fire alarm, electric meter, drying pulley, built-in shelving and a **Larder Cupboard** (2.34m X 0.90m) with shelving, power and space of a standalone fridge/freezer.



Dining Room

1.36m; 3.71m x
4.07m; 3.36m

A glass paned door leads into the Dining Room that provides unique features including an original ceiling gas lamp (not in working order) and Raeburn within a v-lined fireplace with Moroccan tiles that provides hot water via a back boiler. A window overlooks the garden grounds to the north. Contains a single and two double sockets, fire alarm, electric meter, drying pulley, built-in shelving and a **Larder Cupboard** (2.34m X 0.90m) with shelving, power and space of a standalone fridge/freezer.



Living Room

3.43m x 4.15m

From the Dining Room a door leads into the good-sized Living Room with windows to the east and south overlooking the garden grounds with sea views. Contains a solid-fuel Bosca stove on a marble hearth, three double sockets, tv aerial point, telephone point, panel heater and engineered oak flooring.



Hallway

2.73m x 1.05m

A further door from the Dining Room leads into the "L" shaped Hallway that provides access to the Double Bedrooms and Shower Room. Contains original wood slat ceiling, smoke alarm, **Cupboard** (0.60m x 0.76m) containing the hot water cylinder and shelving, an access door provides access to the electric immersion heater and a further access to the loft with ladder. A **Linen Cupboard** (1m x 0.76m) with shelving and open area with coat hooks are situated near the Shower Room.

Porch

1.48m x 3.63m

Original double glassed paned doors lead into the Porch and provides access through a timber double glazed paned external door down the front path to the access track. Contains a double socket, coat hooks and painted concrete flooring.

Shower Room

2.53m x 1.81m

The Shower Room has a patterned window facing north. Contains a corner Triton electric shower, toilet, sink, wet wall, shaving socket, Dimplex blow heater, heated towel rail and vinyl flooring.



Double Bedroom 1

3.40m x 4.15m

This Double Bedroom benefits from two good sized windows overlooking the garden grounds to the south and west. Contains two double sockets and panel heater.

Accommodation cont'

Double Bedroom 2 2.31m x 4.30m

Situated at the end of the Hallway with a window overlooking the garden grounds to the west, this Double Bedroom contains one double socket, panel heater and engineered oak floors.

Information

External

The dwellinghouse is situated within an extensive lawned plot extending to 1/3rd of an acre and surrounded on all sides by dry stone walls.

Established bushes and trees border the garden grounds and include sycamore, willow, fuchsia, honeysuckle and blackcurrant.

The easy to maintain lawn provides for a drying green and ample off-road parking for multiple cars. There is a single car Garage situated in one corner of the property.

There is ample of space for the erection of a polytunnel and raised beds for keen gardeners.

A unique feature of the garden is the freshwater spring that has been lined with concrete which provides for alternative cost savings on water usage for the garden grounds.

General Information

- Heating by way of Raeburn, multi-fuel Bosco stove and modern Scandinavian electric panel heaters.
- Hot water supply via Rayburn with back burner and electric immersion heater.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Original features including doors, cornices and replica period ceiling roses and skirting boards.
- Rewired in 2012 and board insulation installed behind plasterboard.
- Interlinked smoke and heat alarms.
- Council Tax Band A.
- Home Report available.

Directions

There is a good car ferry link from Toft on the Shetland mainland to Ulsta (Yell). (Ferry Booking Office 01595 745804 or register online www.ferry.shetland.gov.uk/booking).

After disembarking at Ulsta turn right onto the B9081 single track road sign posted "Burravoe" just up from the Terminal.

Travelling for approximately 7 minutes or so you will arrive at Burravoe. There is a hair pin turn to the left at the Primary School. Turn right off the B9081 and drive along the single track road taking the road marked "Old Haa" which leads between the Church and the Primary School.

The access track to the property is just before the group of semi-detached, wood slat houses at the bottom of the hill.

Information of Interest

- Otter spotting
- Coastal walks
- Picturesque beaches
- Leisure centre with heated swimming pool
- Health Centre
- Schools (up to Secondary 4)
- Well-stocked shops
- Pub
- Charity Shop (Gutcher)
- Good Bus Service



Double Bedroom 1



Double Bedroom 2



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

