

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Gamlabrun, Scatness, Virkie, Shetland, ZE3 9JW

This four-bedroom, one-and-a-half storey family home is situated in Virkie close to Sumburgh Airport and some of the best beaches and historic sites that the South Mainland of Shetland has to offer.

The Property benefits from easy to maintain, large garden grounds and private off-road parking, with spectacular views over Fitful Head.

Across the airport runway is Toab with a local shop and post-office with the village of Dunrossness a short distance away providing the south end with a Primary School, further local shop, fuel station, agricultural shop and a Community Hall. Further North is Sandwick with its Secondary School, leisure centre with swimming pool, health centre, another shop and bakery.

There are good bus links from the airport to Lerwick some 30 minutes away. Lerwick's amenities include many grocery and retail shops, restaurants and bars, Museums, leisure centre and Mareel Entertainment Complex with cinema and bar.

This property presents an ideal opportunity for those looking to upsize to a larger family home with development potential.

Offers over £240,000 are invited

Accommodation

Ground Floor:- Shower Room, Kitchen, combined Living Room & Dining Area, Double Bedroom and Utility Room.

First Floor:- Bathroom, two Double Bedrooms and Single Bedroom.

External

Enclosed garden grounds with established bushes, grassed areas, gravelled driveway with off road parking and timber decking.

Viewings

Highly recommended. Please contact the Seller on 01950 460047 to arrange a viewing.

Entry

By arrangement.

EPC Rating

D(55)

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

Anderson & Goodlad, Solicitors

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Ground Floor

Hallway
3.47m; 2.51m;
5.58m x 4.41m;
1.17m

The substantial Hallway has a window overlooking the front garden to the East and provides access to all the ground floor accommodation. Contains a double socket, telephone point, storage heater, smoke alarm, under-stair cupboard and staircase leading to the first floor.

Shower Room
1.54m x 3.15m

To the left of the front door is the convenient ground floor Shower Room that has a patterned window facing East. Contains corner shower with wet wall, toilet, sink with tiled splashback, heated towel rail and linoleum flooring.

Kitchen
3.03m x 4.40m

The good-sized Kitchen has a window also overlooking the front garden. Contains fitted cabinets and wood worktops, tiled splashback, Belfast sink, Rangemaster with five ring gas hob and two electric fan oven and grill, extractor fan, dishwasher, standalone fridge/freezer, four double sockets one with USB ports, storage heater, electric meter, heat and CO detectors and linoleum flooring.

Combined Dining Area & Living Room
8.28m x 4.34m

From the Kitchen there are double glass paned doors leading into the spacious combined Dining Area and Living Room. This area has windows with picturesque sea views out across Quendale Voe and, to the south, Fair Isle is visible on a clear day. Contains six double sockets, tv aerial point, telephone point, two Dimplex storage heaters, smoke alarm and book cases. A further door leads to the Hallway.

Double Bedroom 1
3.73m x 3.88m

Currently being used as an alternative, cosy Living Room, this Double Bedroom also benefits from spectacular sea views towards Quendale Beach. Contains four double sockets, tv aerial point, Dimplex storage heater and bookcases.

Utility Room
2.65m x 4.41m

Situated at the north gable end is the good-sized Utility Room that has a window facing east and an external door leading to the timber decking. Contains fitted cabinets and worktop, tiled splashback, one double socket, panel heater, smoke alarm, drying pulley, coat hooks and linoleum flooring. There are two airing **Cupboards** (0.67m x 0.96m; 0.72m x 1.50m) with shelving, each with sockets for additional appliances and the larger of the two containing the hot water tank.



First Floor

Landing
5.63m x 0.92m

A staircase with wooden banister leads to the first floor Landing. Contains smoke alarm.

Double Bedroom 2
3.45m x 4.23m

A large Double Bedroom is situated at the top of the staircase with a north facing gable window and two rooflight. Contains two double sockets, telephone point, Dimplex storage heater, laminate flooring, coombed ceilings and a walk-in **Wardrobe** (2.80m x 2.42m) with hanging space, single and double sockets, rooflight, laminate flooring and access to under coombs.

First Floor cont'

Bathroom
4.56m x 2.60m

The family Bathroom has two rooflights facing east. Contains bath with tiled splashback, toilet, sink, heated towel rail, coombed ceiling and vinyl flooring.

Single Bedroom
2.80m x 2.42m

This Single Bedroom has a rooflight facing west. Contains a single socket and panel heater.

Double Bedroom 3
3.07m x 6.10m

This good-sized Double Bedroom is situated on the south with a gable end window providing sea views to Fair Isle. Contains two double sockets one with USB ports, clothing hanging rail and a small cupboard containing a supplementary fuse box. Power exists for installation of panel heater.



Information

External

The 4/5th of an acre property is bounded with timber slat fencing and dry-stone dykes with access via a metal gate from the public road. The gravel driveway leads to a good-sized private parking area at the front of the dwellinghouse.

The easy to maintain garden grounds are extensive with grassed areas and established bushes along the boundary. With three stone outbuildings (currently unroofed) there is potential for future development and the grassed areas provide plenty of space for the possibility of a polycrub.

A unique feature is the "old Scatness well", which could be brought into use for watering the garden, or as a water feature.

On the north gable there is a timber decking providing access to the Utility Room and ideal for alfresco entertaining. There is also a water tap and external power socket. Stairs from the deck lead to the rear of the property with its clothesline and gravelled area that provides for uninterrupted sea views across Quendale Bay.

There is a timber framed and clad shed on concrete base situated on the south side of the dwelling. This gable end has a double external power socket and a gravelled pathway leads from the parking area to the rear of the property.



Double Bedroom 1

General Information

- Electric Dimplex storage and panel heaters with radiators in bathrooms.
- Interlinked fire & smoke alarms throughout.
- Mains water and drainage.
- Carpet throughout unless otherwise stated.
- Double glazed windows/Velux rooflights throughout unless otherwise stated.
- Council Tax Band B.
- Home Report available.



Double Bedroom 2

Directions

From Lerwick follow the signs south to Sumburgh. At Sumburgh cross the airstrip and drive past the "Old Scatness Brough and Iron Age Village" on the left. Just after this, turn right onto a single-track road sign posted "Scatness". The property is situated a little way along on the right.



Places of Interest

- Ness of Burgi Fort, a short walk away
- Old Scatness Broch and Iron Age Village
- Historic Jarlshof
- Sumburgh Lighthouse
- See the puffins at Sumburgh Head.
- Stunning south mainland beaches.
- Majestic St. Ninians Isle.

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 (coombed ceilings in all rooms)

