

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Gerawill, East Hogaland, Bridge End, Burra, Shetland, ZE2 9LE

A superb opportunity to purchase this modern, detached, one-and-a-half storey, three-bedroom, Scandinavian-style, family home situated in the stunning, unspoilt, remote island location of Bridge End on the East Isle of Burra home to some of the most spectacular beaches in Shetland.

Enjoying uninterrupted, picturesque sea views of Clift Sound to the north and east with views of Fitful Head and Fair Isle to the south the property is situated within one of 40 National Scenic Areas of Scotland.

The garden grounds are on an elevated site with the dwellinghouse being situated close to the northwest boundary with the grassed areas to the east and south falling away providing for uninterrupted sea views. The property benefits from an established vegetable plot with the possibility of erecting a polytunnel (subject to the usual consents) for a more self-sufficient lifestyle.

The coastal **Croft of Gerawill** (Z0816) (Location Code 876/0032) extending to 4.32 hectares is **valued at £35,000** and is available to be purchased along with the decrefted dwellinghouse and garden grounds or separately.

The island of East Burra is attached to West Burra via a bridge in the area known as Bridge End which benefits from a Marina, Community Hall and Outdoor Centre. Hamnavoe on the west isle has a Primary School and shop. Just near the bridge on Burra leading to Trondra there is a garage with fuel available.

Burra is connected to the island of Trondra and the mainland by single-track bridges and lies some 20 minutes from the west side village of Scalloway with its local amenities including grocery shops, restaurants, leisure centre, nursery, primary school, pharmacy, Post Office, Health Centre, Museum and Castle. Lerwick (the capital of Shetland) is a further 10 minutes from Scalloway situated on the east coast providing for more amenities, including, two supermarkets, grocery stores, garages, cinema, shopping centre, hospital, health centre and Commercial Street with many retail and commercial business.

This property presents an ideal opportunity for a larger family.

Offers over **£320,000** are invited

Accommodation	<p>Ground Floor:- Porch, Hallway, open plan Living Room, Dining Area and Kitchen, WC, Utility Room, Shower Room and integral Garage.</p> <p>First Floor:- Three Double Bedrooms one with Ensuite, Study and Family Bathroom.</p>
External	<p>Large, elevated site with mainly grassed areas, pink granite chipped driveway and vegetable plot. Croft of Gerawill extending to 4.32 hectares (Z0816).</p>
Viewings	<p>Highly recommended. Please contact the Seller on 01595 859109 to arrange a viewing.</p>
Entry	<p>By arrangement.</p>
EPC Rating	<p>C(70)</p>

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

Anderson & Goodlad, Solicitors

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Ground Floor

Porch

1.80m x 1.73m

From the pink granite chipped parking area via hardwood timber steps leading onto a timber veranda, entrance to the dwellinghouse is by way of a timber, double glazed door with triple point locking leading into the Porch. Contains bar heater and non-slip flooring.

Hallway

1.16m; 5.65m x
1.77m; 4.85m

A glass paned door leads into the "L" shaped Hallway provides access to all ground floor accommodation and has a glass paned, hardwood timber external door leading to the rear garden grounds. Contains three double sockets, smoke alarm, two night storage heater, hardwooding wood effect Karndeian vinyl flooring, large **Coat Cupboard** (1.60m x 0.56m) with hangings space and shelving, an under-stair **Storage Cupboard** (0.98m x 1.77m) containing the Megaflow hot water tank. A further door also leads to the integral **Garage**.

WC

0.98m x 1.73m

Off the Hallway is a convenient ground floor WC with a window facing south. Contains toilet, sink with stainless steel splashback, extractor fan, heated towel rail and non-slip flooring.

Utility Room

2.96m x 2.43m

The good-sized Utility Room is situated close to the rear door access from the Hall and has a good-sized window facing north. Contains worktop, stainless steel sink, fitted cabinets, spaces for washing machine and tumble drier, wall cabinet contains the electric meter, three double sockets, telephone point, panel heater, heat alarm, drying pulley and non-slip tile flooring. A door leads into a **Shower Room** (0.80m x 2.43m) with electric shower, wet wall surround, extractor fan, heated towel rail and non-slip flooring.

Open Plan Living Room, Dining Area & Kitchen

7.57m; 3.78m x
9.08m

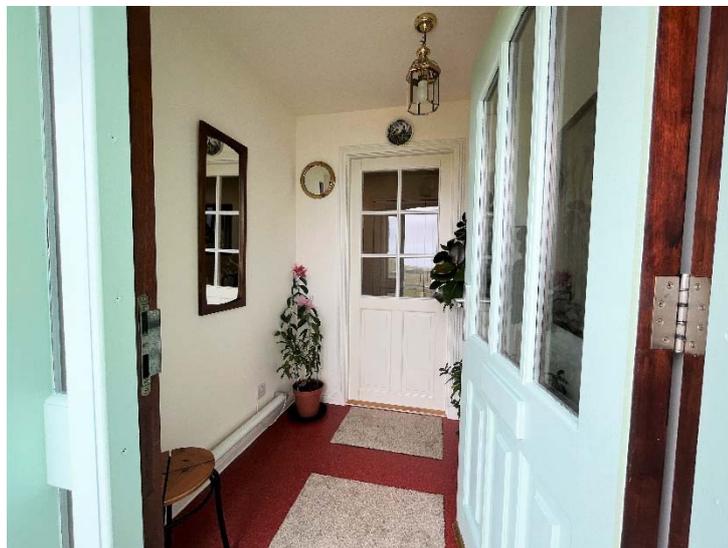
This spacious, "U" shaped, open plan area has large windows facing north, east and south providing natural light to all areas and benefits from spectacular sea views across and down Clift Sound to Fitful Head and Fair Isle on a good day.

A door from the Hallway leads into the **Living Room** with a cast iron, solid-fuel stove within a slate fireplace providing an attractive focal point, two storage heaters, television aerial point and heat/carbon monoxide detector.

The **Dining Area** leads directly into the Kitchen.

This open-plan Living and Dining areas contains seven double sockets and engineered hardwood flooring.

The well-appointed **Kitchen** with a window overlooking the rear garden can be accessed directly from the Hallway. Contain fitted wood cabinets with solid granite worktop and tiled splashback, peninsula breakfast bar, Belfast sink, electric Rangemaster with double oven, grill and five ring induction hob, extractor fan, gas connection fitted, isolation points, plumbing for dishwasher, coat hooks, four double sockets, heat alarm and ceramic tiled flooring. A further door leads into a walk-in **Pantry** (1.60m x 2.30m) containing non-slip flooring, window facing north, a double socket and heat detector.



First Floor

Landing

7.72m x 2.50m;
0.85m

A staircase leads to the first floor "L" shaped Landing with two sun tunnels providing natural light at each end. Contains two smoke alarms, time switch for radiator in Bathroom, two **Cupboards** (1.32m x 0.80m) (1.11m x 2.25m) with access hatch to eaves space and ceiling hatch providing access to the insulated Loft.

First Floor cont'

<p>Double Bedroom 1 3.92m x 3.39m</p>	<p>To the right of the stairs this spacious Double Bedroom has a good-sized window with fantastic sea views down Cliff Sound towards the south end of the Shetland Mainland. Contains four double sockets, panel heater, built-in shelving (0.77m x 0.74m) and two built-in Wardrobes (1.0m x 1.64m) (1.0m x 2.39m) with hanging space and shelving. A door leads into the Ensuite (1.57m; 2.13m x 1.19m; 2.50m) with coombed ceiling and a window facing East. Contains corner shower with wet wall, toilet, sink with fitted cabinet below, panel heater, blow heater and ceramic tiled non-slip flooring.</p>
<p>Family Bathroom 2.65m x 3.00m</p>	<p>Situated to the left of the staircase the attractive, period style, family sized Bathroom has a window looking out over the rear garden grounds. Contains freestanding roll-top bath with period style mixer tap/shower fitting, Excelsior toilet with vintage style high cistern with pull down chain, period style sink on decorative stand, radiator, blow heater, extractor fan, half wall tiles, ceramic tiled flooring and coombed ceiling.</p>
<p>Study 2.27m x 3.00m</p>	<p>This Study is currently used as a single bedroom and has a window overlooking the rear garden facing north. Contains two double sockets, panel heater and coombed ceiling.</p>
<p>Storage Room 2.17m x 1.72m</p>	<p>This Storage Room contains two double sockets, telephone point, tv aerial point, coombed ceiling and eaves hatch.</p>
<p>Double Bedroom 2 3.81m x 2.66m</p>	<p>Situated at the end of the Landing with a dormer window overlooking the rear garden to the north, this good-sized Double Bedroom contains three double sockets, panel heater, coombed ceiling and Wardrobe (0.56m x 1.72m) with shelving and hanging space.</p>
<p>Double Bedroom 2 4.87m x 2.25m</p>	<p>This Double Bedroom has a dormer window with stunning sea views to the south. Contains three double sockets, panel heater, coombed ceiling and Wardrobe (0.56m x 2.25m) with shelving and hanging space.</p>



External

At the end of the single-track, public road there is a galvanised steel cattle grid with pedestrian gate to the side leading up the pink granite chipped driveway to the parking area at the front and west side of the dwellinghouse with chipped pathways surrounding same. There is a hardwood timber accessibility ramp at the rear of the property providing direct access to the Hallway on the ground floor.

Post and wire fencing encloses the large garden grounds with mainly grassed areas, some of which have been allowed to grow wild to enable the visiting and native birdlife to flourish, together with feature Pampus Grass and New Zealand Flax along the driveway.

A vegetable garden benefits from a south facing aspect and is enclosed with rabbit proof and windbreak fencing. At the rear of the property is the rotary dryer and a fixing point.

The pink granite chipped parking area at the front of the property provides access to the single car, integral **Garage** (3.78m x 4.97m) via the electric/remote controlled up and over door that enables direct access into the Hallway via a fire safety door. Contains three double sockets, coat hooks, insulated water tap and concrete slab flooring.

The dwellinghouse and garden grounds have been decrofted from the **Croft of Gerawill, East Hogaland** (Z0816 & Location Code 876/0032). This Croft extends to 4.32 hectares lying to the east and north of the decrofted garden grounds with the coastline as its eastern boundary and benefits from its own beach called "Millburn Beach" that lies at the southern end. Situated on the Croft is a serviced derelict dwelling with potential to use as a house site (subject to the usual Planning consents) albeit this site is not decrofted.

Information

General Information

- "Total Control" heating system with solid-fuel stove in Living Area.
- Hot water is provided by a Megaflo pressurised hot water cylinder with dual, electric, immersion heaters.
- Mains water and septic tank drainage.
- Carpet on the staircase and first floor unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Moveable items included in the sale are:- dishwasher, washing machine, tumble dryer, fridge freezer, Rangemaster, all curtains and most light fittings.
- Electric chair lift will be removed prior to settlement.
- Interlinked heat/fire alarms installed.
- Council Tax Band E.
- Home Report available.
- For further information on crofting contact The Crofting Commission, Great Glen House, Leachkin road, Inverness, IV3 8NW or visit their website <https://www.crofting.scotland.gov.uk/>

Directions

At the War Memorial at Bridge End on Burra cross the bridge onto the East Isle ascending the hill and continue for about ½ mile. Turn left just before the Community Hall. The property lies at the end of this single-track road with Mill Pond just before it on the left.

Places of Interest

- Coastal walks
- Close by is the home of the famous "Burra Bears" and also "The Outpost" with wildlife including Wallabies and Emus
- Bridge End Outdoor Centre
- Village of Hamnavoe with primary school, shop, post office and marina.
- Stunning beaches including Meal Beach and Banna Minn that also provides access along the narrow isthmus to Kettla Ness
- Croft Trail on the working Croft of Burland on Trondra



Double Bedroom 1



Double Bedroom 2



Double Bedroom 3



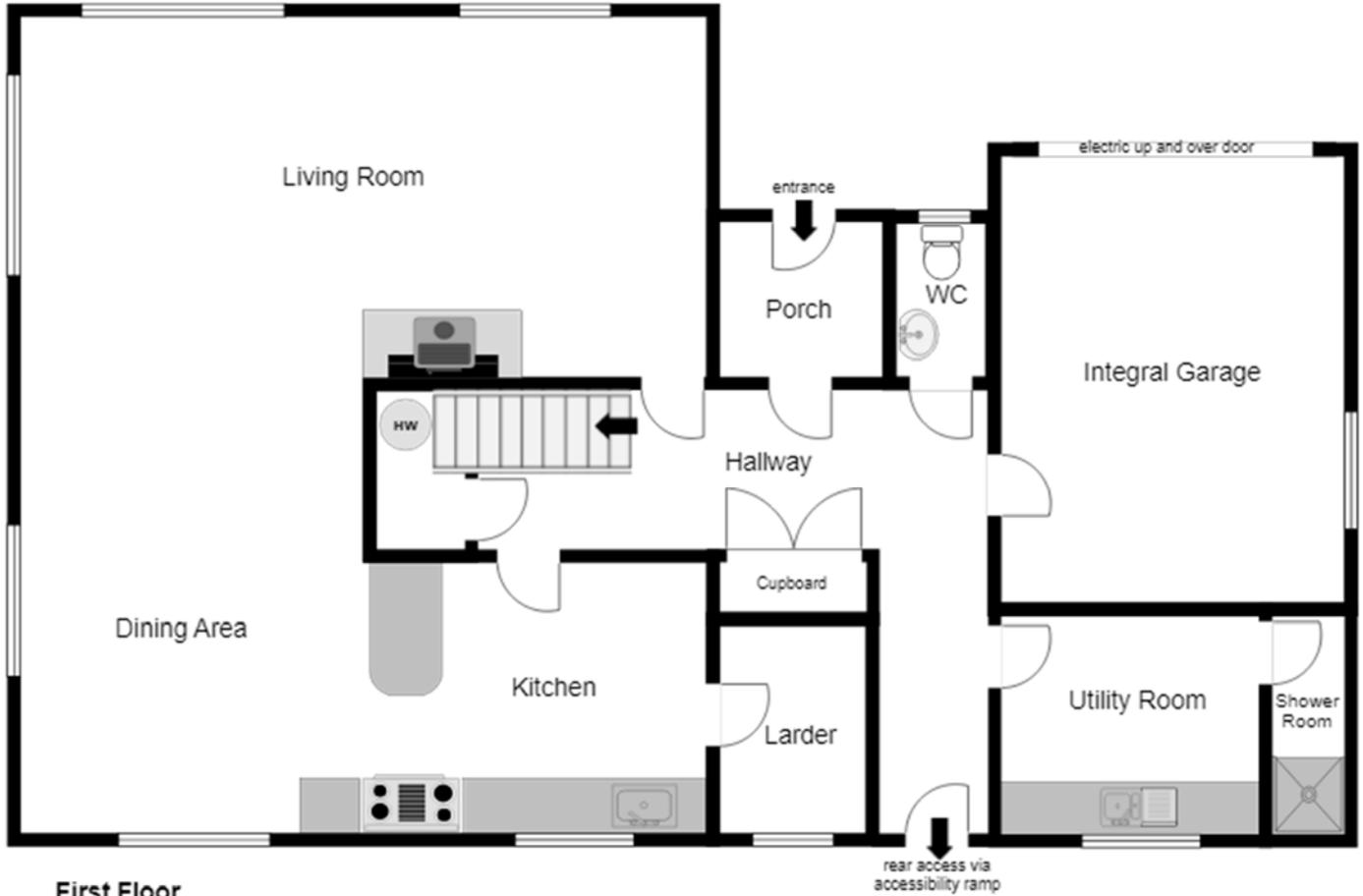
Study



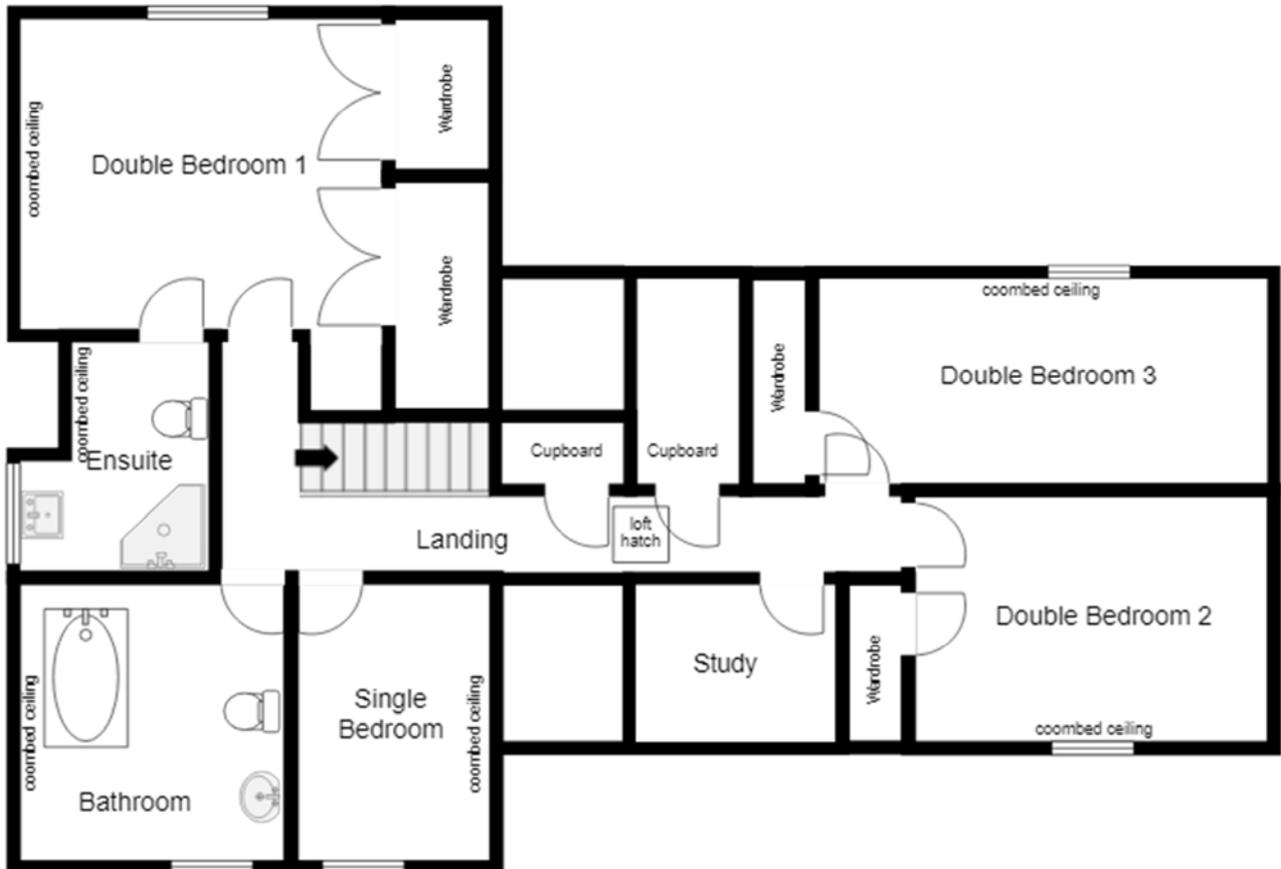
The agents for the Seller have prepared these particulars and whilst they are believed to be correct, no guarantee can be given. All measurements are approximate and taken at the widest point. Some photographs are taken with a 10mm – 20mm wide angle lens.

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



The garden grounds have been extended by decrofting the ground lying to the south and east of the dwellinghouse to encompass the vegetable plot shown as a dotted rectangle on the Enlargement insert.

