

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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4 Ninian Drive, Virkie, Shetland, ZE3 9JY

A fantastic opportunity to purchase this pleasantly situated three bedroom, detached bungalow in a quiet residential area of Virkie with stunning sea views down to Sumburgh Lighthouse and Fair Isle.

The property would benefit from modernisation. There is a low maintenance garden and a small Garage with off-road parking for one car. Ample public car spaces are available across from the property on a first come first serve basis.

The village of Dunrossness is a short distance away providing the south end with a Primary School, well stocked 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 first time buyers, a growing family, those requiring accommodation on one floor or looking to downsize or as a renovation project.

Offers over **£138,000** are invited

Accommodation	Porch, Hallway, Kitchen, Living Room, Bathroom, Single Bedroom and two Double Bedrooms.
External	Enclosed garden grounds with grass areas and drying Green. A small Garage with off-road parking for one car.
Viewings	Highly recommended. Please contact the Agents during business hours to arrange a viewing.
Entry	Early entry is available once conveyancing formalities allow.
EPC Rating	E(48)

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

Anderson & Goodlad, Solicitors

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Accommodation

<p>Porch 1.50m x 0.86m</p>	<p>Access to the entrance Porch is via a double glazed, external pvc door with window providing a well-lit entrance. Contains coat hooks.</p>
<p>Hallway 1.50m; 4.75m x 3.05m; 0.90m</p>	<p>From the Porch a glass paned internal door leads into the "L" shaped Hallway providing access to all living accommodation. Contains two single sockets, a double socket, telephone point, storage heater, smoke alarm, linoleum flooring and a Cupboard with shelving containing the new water tank. Along the length of the Hallway between two bedrooms is a Storage Room (1.50m x 1.55m) containing the electric meter, coat hooks, one double socket and access hatch to roof space.</p>
<p>Kitchen 2.67m x 3.05m</p>	<p>To the right is the north facing Kitchen looking out over the front garden that would benefit from modernisation. Contains fitted cabinets with worktop, stainless steel sink, tiled splashback, Blomberg electric oven, Bosch fridge/freezer, microwave, two single sockets, three double sockets, linoleum flooring and serving hatch to the Living Room.</p>
<p>Living Room 5.65m x 3.78m</p>	<p>The spacious Living Room has a panoramic window with stunning sea views over the garden grounds looking south to Sumburgh Head and Fair Isle. Contains five single sockets, one double socket, one television aerial point and storage heater.</p>
<p>Single Bedroom 2.21m x 2.81m</p>	<p>Situated next to the Living Room, this Single Bedroom has a window with south coastal views. Contains two single sockets and built-in Wardrobe (0.70m x 1.20m) with sliding doors, hanging space and shelving.</p>
<p>Double Bedroom 1 2.82m; 3.17m; 3.78m; x 1.20m; 2.45m; 3.35m</p>	<p>At the end of the Hallway is this good-sized Double Bedroom that benefits from a window with sea views to the south. Contains three single sockets, one double socket, storage heater and Wardrobe (0.70m x 1.20m) with sliding doors, hanging space and shelving.</p>
<p>Double Bedroom 2 3.32m x 3.05m</p>	<p>This Double Bedroom has an east facing window and contains two single sockets, storage heater and Wardrobe (1.20m x 0.53m) with sliding doors, hanging space and shelving.</p>
<p>Bathroom 1.39m; 2.24m x 2.24m; 3.05m</p>	<p>The family sized Bathroom has a high patterned window facing north and would benefit from modernisation. Contains toilet, sink, bath and separate Triton electric shower, wet wall panelling, wall mounted Dimplex blow heater, Blomberg washing machine under fitted worktop, linoleum flooring and cupboard with shelving near bath.</p>



External

The boundaries of the property are timber slat fencing with gravelled off-road parking for one car leading to the attached small **Garage** with manual up and over metal door. The garage is considered too small to accommodate a modern vehicle.

There is a timber gate leading into the garden grounds from the gravelled off-road parking and another along the pedestrian pathway closer to the public parking opposite. From these access gates there are concrete pathways leading to the entrance door and around to the south side of the dwellinghouse. There are galvanised steel handrails leading up to the front door and a concrete step on the lower side.

The garden grounds are well-maintained and easy to manage with mainly grassed areas on three sides and the drying green to the south. The property benefits from spectacular sea views across Sumburgh to the Lighthouse and Fair Isle further south. There is a satellite dish attached to the dwellinghouse albeit it is in a very poor state of repair and would likely require replacing.

Public off-road parking available on a first come first serve basis opposite the property.

Information

General Information

- Heating by electric storage radiators.
- Hot water via the new hot water cylinder with electric immersion heater. New pipes have also been installed.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Council Tax Band A.
- Home Report available.

Directions

From Lerwick travel south towards Sumburgh on the main A970 for approx. 21.8 miles. Turn right at the bus stop where sign posted "Toab/Hestingott". Follow the road around the bend and at the top of the road turn left onto Ninian Drive. Pass the first turning immediately on entering Ninian Drive, Number 4 is situated lower down on the left. The garage door is yellow.

Places of Interest

- Quendale Beach is a short coastal walk away
- Ness of Burgi Fort
- 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 accessed from mainland by a tombola



Single Bedroom



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.

