

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Victoria Cottage, Hamnavoe, Burra, Shetland, ZE2 9LA

A unique opportunity to purchase this attractive, detached, three-bedroom bungalow in the heart of Hamnavoe with picturesque, uninterrupted sea views over the Marina and Headlands across to the Island of Foula. With a west facing aspects this property boasts some of the best sunsets in Shetland.

Renovated to a high standard over the last few years it benefits from an the open-plan Living Area with a new modern Kitchen, multi-fuel stove in appealing fireplace and large entertaining area for family and friends.

The garden grounds have been extensively and lovingly landscaped with established garden beds, rockeries, grassed areas and patio for alfresco dining. There is off-road parking, a single car Garage with pit, attached Shed and Coal/Wood Store.

The sheltered inlet of "Hamna Voe" is a fishing village on the island of Burra which can be accessed via bridges from the mainland through the island of Trondra. The village has a Primary School, Nursery, local shop and Community Hall and many spectacular sandy beaches.

This property presents an ideal opportunity for a growing family or professional couple and those requiring accommodation on one level.

Offers over **£200,000** are invited

Accommodation	Entrance Porch, Hallway, Bathroom, open-plan Living Area, Dining Area and Kitchen and three Double Bedrooms.
External	Enclosed garden grounds with landscaped, attractive gardens, drying green, Garage, Shed and Coal/Wood Store.
Viewings	Highly recommended. Please email the Seller on lindashetland@gmail.com to arrange a viewing.
Entry	By arrangement.
EPC Rating	D(68)

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

Anderson & Goodlad, Solicitors

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Accommodation

Porch

1.65m x 1.33m

Entrance to the property is via a concrete pathway through the attractive garden leading up to the external double glazed timber door (installed 2020) via two concreted steps. The Porch contains an ornate iron grate and double socket.

Hallway

2.68m x 1.18m
5.26m x 1.07m

From the Porch via a timber glassed paned door the "s" shaped Hallway provides access to all accommodation and the loft. Contains coat hooks, double socket, smoke alarm and radiator. A **Utility Cupboard** (0.92m x 0.97m) situated to the left upon entering contains the Warmflow boiler unit, Bosch washing machine and double socket. An **Airing Cupboard** (1.45m x 1.25m) is situated opposite the entrance and contains shelving and heater. Above this cupboard is a cupboard containing the electric meter.

Shower Room

2.04m x 2.00m

The well-appointed Shower Room has a patterned window and contains spacious Triton electric corner shower, sink, toilet, heated towel rail, blow heater, tiled walls with attractive pebble feature and slate grey Karndean vinyl flooring.

Open Plan Living Area & Kitchen

7.72m; 2.98m x
3.65m; 4.81m

This spacious open plan Living Area and Kitchen has two windows with spectacular sea views with Hamnavoe Marina below and the Island of Foula in the distance and a further window in the gable end. The Living Area benefits from a solid-fuel stove within the fireplace that has a slate hearth and attractive beach wood mantle. Contains four double sockets some with USB ports, a telephone point, carbon-monoxide alarm and radiator. The modern newly fitted Kitchen has dark blue cabinets with a pleasing Evolve Marmo Calacatta marble effect worktop and porcelain sink and ample space for a dining table. Contains gas oven with four burner hob, integral dishwasher, American style fridge freezer, two double sockets with USB ports and bespoke wooden shelving.

Double Bedroom 1

2.76m x 3.65m

This well-appointed Double Bedroom has a window with picturesque sea views across to the lighthouse on the headland of Fugla Ness. Contains a single socket, double socket, radiator, laminate flooring and built-in **Wardrobe** (1.87m x 1.07m) with barn style, glass paned door, a double socket, motion trigger light, hanging space and shelving.

Double Bedroom 2

2.93m x 3.43m

This spacious Double Bedroom has a window looking out over the rockery at the rear of the property. Contains three double sockets, radiator and carpet.

Double Bedroom 3

2.93m x 3.43m

This good-sized double Bedroom is situated at the rear of the property overlooking a decorative rock garden. Contains two double sockets, radiator, smoke/heat alarm and carbon monoxide alarm (not interlinked) and carpet.



External

The property is situated facing West with spectacular sea views down to the Marina and out to the Island of Foula. The boundaries are concrete blockwork rendered and mostly painted white along with the dwellinghouse and outbuildings with blue trim to create an appealing exterior.

The garden grounds have been well tended and attractively landscaped with a grassed area and flower beds at the front of the property providing for a sheltered area to take in the stunning sunsets. The gas supply bottles are located below the window of Double Bedroom 1 and a sub-floor access door below the Living Room. A drying green lies to the north with uninterrupted sea views.

At the rear of the property there is an appealing rockery with established plants and a patio and grassed area with garden bed providing for a sunny south facing aspect for alfresco dining during the Summer months.

The outbuildings are situated along the roadside and are of concrete block construction with concrete flooring. There is off-road parking leading to the single car **Garage** (5.40m x 4.00m) with manual up and over door, pit, work benches, shelving, power and roof sheeting with skylights. Adjoining the Garage and opposite the entrance into the house is a **Coal/Wood Store** (4.20m x 1.20m) and **Shed** (4.10m x 2.75m) containing the oil tank, shelving, power, fuse box and timber steps leading through an opening into the elevated Garage. From the parking area and Garage there are concrete steps leading to a concrete pathway providing access to the house. There is an additional opening in the south boundary wall providing pedestrian access from the public road.



Double Bedroom 1



Double Bedroom 2



Double Bedroom 3



Information

General Information

- Oil-fired central heating. Warmflow boiler with wet radiator system, also providing hot water and additional heating provided by solid-fuel stove in Living Room.
- Interlinked smoke/alarms throughout.
- Mains water and drainage.
- Vinyl, wood effect tiled flooring throughout unless otherwise stated.
- Double glazed windows throughout with new hardwood front door installed 2020.
- Insulation installed 2020 by way of Grant (with the exception of the Bathroom).
- Additional units available to house integral electric oven are available with the sale.
- Slates on roof replaced 2021
- Council Tax Band D.
- Home Report available.

Directions

Travel to Burra and carry on along the main road into Hamnavoe. At the top of the main road as the road descends a steep hill turn right signed posted "Roadside". Victoria Cottage is straight ahead.

Places of Interest

- Marina and pier
- Primary School and Nursery
- Village shop
- Coastal walks including to Fugla Ness with its lighthouse
- Sandy beaches of Burra including Sands of Meal Beach just a short way along the coast.

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.

