

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Sylvanna, Setter, Sandwick, Shetland, ZE2 9HP

A superb opportunity to purchase this one-and-a-half storey, five-bedroom, detached family home in move-in condition benefiting from sea views across to the Island of Mousa and on the outskirts of the rural community of Sandwick.

The property is situated on an easy to maintain plot with mainly grassed areas and extending to approximately 0.3 acres. There is ample space for a polytunnel for that self-sufficient lifestyle and the possibility of an erection of a garage/shed (subject to the usual Planning consents).

This village of Sandwick benefits from many facilities including the Sandwick Primary & Junior High Schools, Leisure Centre, the local bakery, shop, Post Office, play parks, football pitch, community hall and sailing club. It lies approximately halfway between Sumburgh Airport to the south and Lerwick some 20 minutes to the north with a good bus service between the two.

This property presents an ideal opportunity for upsizing into a larger family home and those requiring room to move to a self-sufficient lifestyle.

Offers over **£285,000** are invited

Accommodation	<u>Ground Floor</u> :- Vestibule, Utility Room, Hallway, combined Kitchen & Dining Area, Living Room and three Double Bedrooms one with Ensuite. <u>First Floor</u> :- Two large Double Bedrooms and Bathroom.
External	Enclosed garden grounds mainly grass with dog kennels and ample off-road parking.
Viewings	Highly recommended. Please contact the Seller on 07736 452 914 after 5:30pm to arrange a viewing.
Entry	By arrangement.
EPC Rating	D(65)

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

Anderson & Goodlad, Solicitors

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Ground Floor

Entrance Vestibule

2.15m x 2.91m

From the gravelled off-road parking area via a timber slatted gate a concrete pathway leads to the timber, patterned glass paned door. The spacious Vestibule contains a double socket, coat hooks, linoleum flooring and **Coat Cupboard** (0.36m x 1.50m) with shelving and hooks.

Utility Room

2.28m x 2.98m

To the left is a door leading into the good-sized Utility Room that has a window looking out over the east facing garden grounds. Contains fitted cabinets, work tops, spaces for washing machine and tumble dryer, drying pulley, coat hooks, stainless steel sink, tiled splashback, a single socket, a double socket, radiator and linoleum flooring.

Hallway

9.14m x 1.20m

From the Porch there a glass paned double doors leading into the Hallway that provides access to all ground floor accommodation. Contains a double socket, two radiators and laminate wood effect tiles. A **Linen Cupboard** (1.92m x 0.68m) provides ample shelving and access to the water tank. A further **Cupboard** (0.60m x 1.20m) at the end of the Hallway contains shelving and storage space.

At the foot of the staircase is an open area (2.17m x 2.00m) containing a double socket and radiator.

Combined Kitchen & Dining Area

6.05m x 3.42m

The well-appointed combined Kitchen and Dining Area has a window overlooking the garden at the front of the property and a glass patio door providing access to the garden grounds and off-road parking area. Contains fitted cabinets, wooden worktops, porcelain sink, integral gas hob, integral electric oven, integral bar fridge, Hotpoint dishwasher, seven double sockets, radiator and linoleum flooring. For the avoidance of doubt the freestanding fridge/freezer and cream cabinets either side are not included in the sale.

Living Room

4.93m x 4.21m

The spacious Living Room has panoramic windows with views across neighbouring croft land down to the village of Sandwick and coast beyond. Contains three double sockets, two tv point, telephone point, radiator and is carpeted.

Bathroom 1

2.52m x 2.90m

This convenient ground floor Bathroom has a patterned window facing south. Contains bath, toilet with built-in cistern, tiled vanity with sink, drying pulley, extractor fan and laminate flooring.

Double Bedroom 1

3.97m x 3.42m

This good-sized Double Bedroom has a window looking out of the front garden grounds. Contains three double sockets, telephone point, tv aerial point, carpeted and **Wardrobe** (1.75m x 0.60m) with hanging space and shelving.

This bedroom benefits from its own **Ensuite** (1.83m x 2.62m) with a patterned window. Contains vanity with built-in sink and toilet, tiled shower, extract fan, heated towel rail and linoleum flooring.

Double Bedroom 2

3.97m x 2.90m

This Double Bedroom is situated across the Hallway and has a window overlooking the patio area facing south. Contains two double sockets, tv aerial point, radiator, carpet and **Wardrobe** (1.75m x 0.60m) with hanging space and shelving.



Ground Floor cont'

Double Bedroom 3 2.93m x 2.90m

This Double Bedroom has a window looking out over the garden grounds to the south and is ideal as a home office. Contains two double sockets, telephone point, radiator and carpet.



Double Bedroom 1

First Floor

Landing 2.16m; 4.96m x 1.23m; 2.09m

The staircase with a window on the mid-landing and timber balustrade provides access to the good-sized Landing both of which are carpeted. Contains a double socket, smoke/heat alarm and **Cupboard** (5.00m x 0.98m) with coombed ceiling and access hatch to the eaves.

Double Bedroom 4 6.61m x 4.56m

Situated at the top of the stairs with a window in the gable end and two rooflights this spacious Double Bedroom contains four double sockets, two tv aerial points, internet point, radiator, carpet, coombed ceiling and built-in **Wardrobe** (1.78m x 1.23m) with hanging space and shelving.

Bathroom 2 2.66m x 2.11m

A convenient upper floor Bathroom has coombed ceilings and contains bath with shower, tiled splashback, sink, toilet, heated towel rail, extractor fan and linoleum flooring.

Double Bedroom 5 4.95m x 4.56m

This large Double Bedroom has a good-sized window in the gable end with sea views across to the Island of Mousa. Contains three double sockets, a tv aerial point, radiator, coombed ceiling and laminate flooring.



Ensuite to Double Bedroom 1

External

The boundaries consist of post, wire and timber slat fencing with timber gates and an agricultural galvanised steel gate providing access from the ample, gravelled off road parking area to the large, easy to maintain garden grounds.

Mainly grassed areas with young hedge bushes there is two good-sized timber framed/clad sheds with concrete slab and drainage before them and hen run. Concrete and gravelled pathways surround the house and provide access to the sub-floor level containing the central heating boiler and a patio area with stone wall feature ideal for alfresco entertaining. A water tap and gas cylinder connection is situated close to the front door.



Double Bedroom 3

Information

General Information

- Oil-fired combi boiler serving wet radiator system with hot water from same source.
- Mains water and drainage.
- Double glazed windows/Velux rooflights throughout unless otherwise stated.
- Energy saving light bulbs throughout.
- Interlinked smoke/heat alarms.
- Council Tax Band D.
- Home Report available.

Directions

From the main A970 turn left at the first junction to Sandwick (approx. 12 miles from Lerwick). Turn right at the second road. Sylvanna is the first house on the road.

Places of Interest

- Iron Age Broch on the Island of Mousa
- Village shop and bakery
- Sandwick Leisure Centre with indoor pool
- Sandwick Primary and Junior High Schools
- Knitwear Factory & Shop at Hoswick
- Hoswick Visitors Centre
- Stunning south mainland beaches and walks



Double Bedroom 4

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.



Double Bedroom 4



Double Bedroom 5

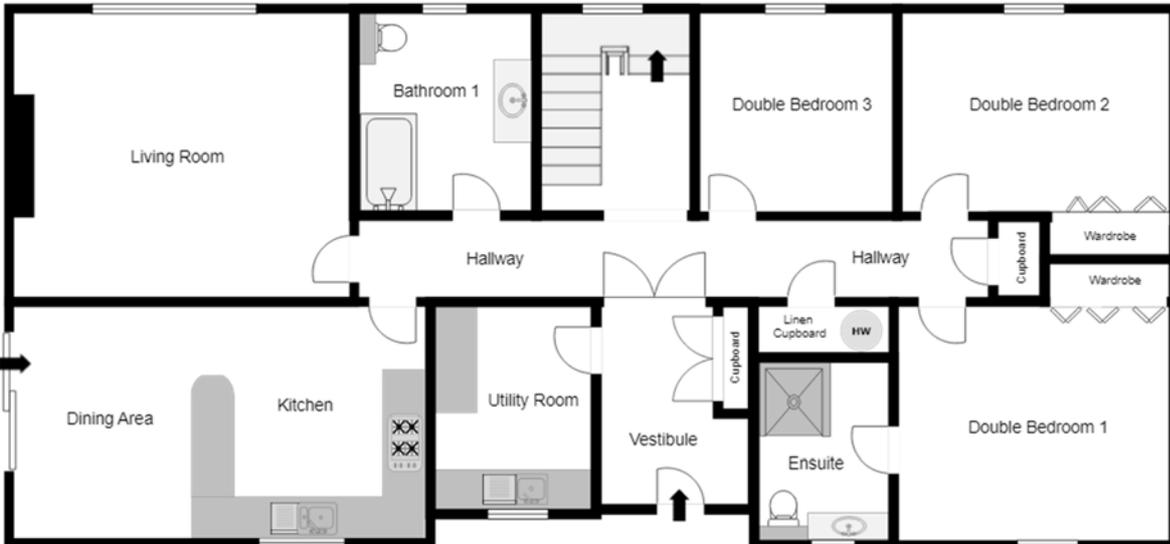


Double Bedroom 5



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 throughout

