

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Middlefield, Uphouse, Bressay, Shetland, ZE2 9ES

Superb opportunity to purchase this three-bedroom bungalow with a spectacular vista across Lerwick Harbour and sea views along the south coast of the Shetland mainland.

The property is in move-in condition and surrounded by farm land with a few residential properties close by and garden ground comprising of mainly grassed areas with garden shed.

Bressay shelters Lerwick (Shetland's capital) and the harbour. The island of Noss lies further east off the coast of Bressay. Both islands have spectacular hill and coastal walks providing an enjoyable prospect to come across the fascinating wildlife, extensive seabird colonies, secluded bays and beaches.

The island has a number of amenities, such as, its own local shop, post office, restaurant, pub, café and community hall.

This property presents an ideal opportunity for a family looking to live in a peaceful rural environment whilst enjoying close proximity to Lerwick, a first-time buyer or those requiring accommodation for one level living.

Offers over **£170,000** are invited

Accommodation	Combined Kitchen & Dining Area, Sitting Room, two Double Bedrooms (one with Ensuite), a Single Bedroom, Bathroom and Utility Room
External	Private off-road parking leading to grassed areas with timber garden shed.
Viewings	Highly recommended. Please contact the Agents to arrange a viewing.
Entry	Early entry is available once conveyancing formalities allow.
EPC Rating	D(66)

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

Anderson & Goodlad, Solicitors

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Accommodation

Utility Room 1.61m x 3.17m

There are two entrances to the property with the current entry situated at the rear of the property via the Utility Room via three concrete steps through a hardwood, double glazed external door. Contains fitted cabinets, worktop, Zanussi washing machine, space for a tumble dryer, stainless steel sink, Worcester boiler unit, two single sockets, a double socket, radiator, coat hooks, tiled splashback, and tiled flooring. There is a **Cupboard** (0.58m x 0.87m) containing the hot water tank, consumer unit and single socket. A door leads into the Kitchen/Dining Area to the left with a further door straight ahead leading into the Hallway.



Combined Kitchen & Dining Area 5.78m x 3.17m

The spacious combined Kitchen and Dining Area has two windows overlooking neighbouring croft land and is divided by a breakfast bar with a contemporary tile feature underneath.

The Kitchen benefits from modern, black fitted cabinets, speckled worktop, plastic sink, tiled splashback, integral Neff electric oven, induction hob, extractor fan, dishwasher, American style fridge freezer, a single socket, four double sockets, a telephone point and heat/smoke alarm.

The Dining Area contains two further double sockets and radiator with an opening leading direct into the Living Room.



Living Room 4.20m x 4.54m

The spacious Living Room has a panoramic window providing stunning sea views across to Lerwick and the mainland of Shetland further south. Contains three double sockets, a telephone point, tv aerial points, heat/smoke alarm, radiator and laminate flooring.



Hallway 6.49m; 1.40m x 3.46m; 1.10m

The "L" shaped Hallway provides access to the Porch at the front of the property. Contains two double sockets, heat/smoke alarm, radiator, carpet and a double **Cupboard** (0.64m x 2.27m) with hanging space and shelving. There is also a loft hatch providing access to the partly floored attic with lighting.

Porch 1.47m x 0.98m

Situated at the front of the property with a spectacular vista of Lerwick Harbour, the alternative entrance Porch is accessed via concrete steps and stoop with metal handrails and a hardwood, glass paned external door. A patterned glass door leads into the Hallway.

Bathroom 1.56m x 3.16m

The Bathroom has a patterned window at the rear of the property and contains bath with Triton electric shower and wet wall surround, toilet, sink with vanity, mount mirror with LED lighting, heated towel rail, shaving socket, extractor fan, spotlights and linoleum flooring.

Single Bedroom 2.40m x 3.34m

This Single Bedroom has a window with sea views across to Lerwick. Contains two double sockets, radiator, laminate flooring and built-in **Wardrobe** (0.57m x 1.00m) with hanging space and shelving.



First Floor cont'

Double Bedroom 1 3.57m x 3.34m

This good-sized Double Bedroom has a window with fantastic sea views overlooking the mainland. Contains two double sockets, tv aerial point, telephone point, radiator, laminate flooring and built-in two double **Wardrobes** (0.57m x 1.48m) (0.57m x 1.77m) with hanging space and shelving. This Bedroom also benefits from an **Ensuite** (2.32m x 1.10m) that contains a toilet, sink, shower with wet wall, extractor fan, shaving socket, fitted cabinet, towel radiator, tiled flooring and patterned window in the gable end.

Double Bedroom 2 3.32m x 3.17m

This Double Bedroom has a window overlooking the rear of the property. Contains two double sockets, radiator, laminate flooring and two **Wardrobes** (both 0.57m x 1.54m) with hanging space and shelving.

External

The garden grounds are predominantly grassed areas and require some maintenance. The boundaries are defined with post and wire fencing with an opening leading from the single-track public road onto a gravelled driveway and parking area. There is the electric meter box on this gable end.

The property benefits from a timber deck at the front situated just outside the Living Room window ideal for alfresco entertaining and a **Garden Shed** (2.32m x 3.00m) of timber framed and clad construction on a concrete plinth. Situated on the south facing gable there is a satellite dish and the oil tank and an outside water tap situated at the rear entrance. The septic tank is located in the southwest corner of the garden grounds.

Information

General Information

- Heating by way of oil-fired boiler with a wet radiator system, also providing hot water with immersion heater in hot water cylinder.
- Mains water and septic tank drainage.
- Double glazed windows throughout unless otherwise stated.
- External doors replaced with hardwood doors September 2014.
- Council Tax Band C.
- Home Report available.

Directions

Take the car ferry from Lerwick (situated on the Esplanade next to Lerwick Port Authority's office at Albert Buildings) to Bressay (approx. 7 minute trip). On disembarking carry on along the public road towards the shop and primary school. Drive past the local shop and carry on up the hill towards Noss. There are a few bends with dry stone dykes on either side, thereafter, the property is a short way up on the right.

Places of Interest

- Archaeological & historical sites
- Bressay Lighthouse (built in 1858 by Robert Louis Stevenson's father)
- Heritage Centre & Local History Group
- Boating Club & Community Hall
- Shop with Post Office
- Maryfield Hotel with restaurant and pub
- Speldiburn Café
- Noss Nature Reserve



The below Floor Plan is not to scale and is only an approximate guide as to the layout of the property.

