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## Heimdal, Quarff, Shetland, ZE2 9EY

Conveniently situated in the rural, idyllic township of Quarff, this well maintained, three-bedroom, single storey, bungalow has sea views across neighbouring croft land to the south and the glacial hill to the north.

This property benefits from a modern Kitchen with the current owners installing triple glazed windows and rear door within the last two years. It has an enclosed garden with a detached single car Garage with ample room for a work area. The garden grounds provide generous space for a more self-sufficient lifestyle.

There is a good bus service running through Quarff, which is located approx. 6.5 miles from Lerwick (Shetland's capital) that provides for all local amenities including grocery shops, retail, trade and commercial businesses, leisure centre, nurseries, primary schools, Anderson High School, Gilbert Bain Hospital and Health Centre.

This property presents an ideal opportunity for a growing family or those seeking one level living.

Offers Over **£230,000** are invited

<b>Accommodation</b>	Kitchen, Living Room, rear Porch/Utility Room, two Double Bedrooms, a Single Bedroom and Bathroom.
<b>External</b>	Enclosed garden grounds mainly grassed and gravelled areas with Garage and Garden Shed.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact the Agents to arrange an accompanied viewing during business hours.
<b>Entry</b>	Early entry is available once conveyancing formalities allow.
<b>EPC Rating</b>	C(71)

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

**Anderson & Goodlad, Solicitors**

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## Accommodation

### Entrance Porch 1.26m x 1.18m

From the gravelled driveway, entrance to the property is via two concrete steps through an external timber glass paned door leading into a Vestibule. Contains a **Coat Cupboard** (0.50m x 1.18m) containing the electric meter. An internal glass paned door leads into the Hallway.

### Hallway 1.26m; 6.40m x 3.07m; 1.08m

The "L" shaped Hallway has a window in the gable end and provides access to all bedrooms, bathroom and Kitchen. Contains two double sockets, Dimplex storage heater, smoke alarm, open shelving (0.50m x 0.91m) and **Linen Cupboard** (0.58m x 1.37m) containing shelving, a double socket, main telephone point where broadband router was previously connected, booster switch for immersion heater and the hot water tank. There is also a hatch with pull down ladder providing access to the partially floored **Loft** (11.31m (l)) that has lighting.

### Kitchen 3.87m x 3.30m

A further glass paned door leads into the contemporary Kitchen that has a window facing North and looking over the front garden. Contains modern fitted cabinets and worktops, Caple sink, floating shelving, Cuisinmaster Leisure electric double range with five ring hob and extractor fan, Bosch American style fridge/freezer, Blomberg dishwasher, one single socket, four double sockets, booster switch for immersion heater, heat alarm, spotlights and tiled flooring.

### Living Room 4.50m x 4.10m

The good-sized Living Room has a large window with sea views and overlooking neighbouring croft land. Contains a solid-fuel stove within fireplace with attractive wood mantel and hearth, carbon monoxide alarm, four double sockets, television aerial point, telephone point and Dimplex storage heater.

### Rear Porch 1.68m x 1.38m

This Porch is currently being used as a convenient Utility Area as it has a newly installed PVC double glazed external door and a flight of concrete steps providing direct access to the gravelled path leading to the drying area and detached Garage. Contains Zanussi Electrolux washing machine, Bosch tumble dryer, fitted worktop, floating shelf, two double sockets, tiled flooring and window in the gable end.

### Single Bedroom 2.48m x 2.98m

Opposite the front door, this generous Single Bedroom has a window with sea views facing south. Contains three double sockets.

### Double Bedroom 1 3.78m x 2.98m

This good-sized Double Bedroom also has a south facing window with sea views and overlooks the rural landscape. Contains four double sockets, telephone point, television aerial point and carpet.





**Double Bedroom 3**  
3.00m x 3.20m

This Double Bedroom has a window overlooking the front garden facing north. Contains two double sockets, Dimplex panel heater and carpet.

**Bathroom**  
1.88m x 3.20m

This north facing Bathroom has a patterned window and contains bath with electric shower and wet wall, toilet, sink with tiled splashback, mirrored cabinet, storage heater, towel heater and tiled flooring.

**External**

From the public single-track road there is a gravelled driveway/parking area with ample space for numerous cars. The boundaries are timber slat fencing with mainly grassed areas and gravelled pathways surrounding the dwellinghouse.

There is a detached, single car **Garage** (3.86m x 6.80m) with an electric up and over door, lighting, power points, sink with hot & cold water, electric fuses, work benches and concrete slab flooring. There is an external, glass paned door leading to the rear gravelled area and the stairs leading into the rear Porch/Utility Area.

A gravelled pathway and paving slabs provides access to the drying area with a plastic wood/coal store situated at the rear of the Garage on a concrete plinth. An octagon shaped **Garden Shed** (3.08m x 3.04m) is situated in the southeast corner of the garden grounds with gravelled pathway surround, power supply and shelving. It is of timber construction. The septic tank, for which the required rights are included in the title and is situated outwith the boundaries, has recently been emptied.

There is a patio area adjacent to the south facing side of the dwellinghouse to enjoy alfresco entertaining during the warmer weather.

**Information**

**General Information**

- Heating by way of Dimplex electric storage and panel heaters and a solid-fuel stove in Living Room.
- Hot water provided by pressurised hot water cylinder with dual electric immersion heaters.
- Mains water and septic tank drainage.
- Laminate flooring in Entrance Porch, Hallway, Living Room and Single Bedroom.
- Triple glazed windows installed within last two years.
- Interconnected smoke/heat/CO alarms.
- Council Tax Band D.
- Home Report available.

**Directions**

From Lerwick travel south on the A970 for approx. 6.5 miles. There are two junctions on the right that will provide access to the road to Wester Quarff (both sign posted) one is as you come into Quarff around the bend and the other is at the base of the hill next to the bus stop. Turn onto the road leading to Wester Quarff. Heimdal is within a group of three houses on the left side of the road just after the old Primary School and before the Community Hall.

**Places of Interest**

- Coastal and hill walks via the glacial valley to the west side of Shetland.
- Abundant bird life and nesting grounds.



Double Bedroom 1



Double Bedroom 2



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.

