



GAETVEIEN, Vidlin, Shetland, ZE2 9QD

A superb opportunity to purchase this detached, four-bedroom bungalow with integral double garage within spacious, well maintained garden grounds. It is situated within a rural area on the east coast of Shetland with sea views.

The property would benefit from modernisation, painting and decorating but this is reflected in the asking Price.

It is close to the two ferry terminals providing access to the Islands of Whalsay and Out Skerries, together with the village of Vidlin with its local shop, primary school and marina. The larger township of Brae is approximately 13 minutes' drive away (approx. 10 miles) and provides local amenities including a Co-op, fuel stop with local shop and garage, DIY and agricultural shop, tools and machinery hire shop, restaurants, take-aways, school and leisure centre.

This Property within its rural location presents an ideal opportunity for a first-time buyer, a growing family or those requiring one level accommodation.

Offers over **£175,000** are invited

Accommodation	Vestibule, Living Room, combined Kitchen and Dining Area, Utility Room, Bathroom, Shower Room, four Double Bedrooms and small Boot Room.
External	Enclosed garden grounds with established bushes and flower beds, ample off-road parking leading to an integral double garage and timber shed.
Viewings	Highly recommended. Please contact the Sellers on 07854825272 or 07792736607 to arrange a viewing.
Entry	By arrangement.
EPC Rating	D(63)

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

Anderson & Goodlad, Solicitors

52 Commercial Street, Lerwick, Shetland, ZE1 0BD

T: 01595 692297 F: 01595 692247 E: solicitors@anderson-goodlad.co.uk W: www.anderson-goodlad.co.uk

Ground Floor

Vestibule 2.93m x 1.47m	<p>The Vestibule is access via four concrete steps leading from the pathway running along the front of the dwellinghouse. Situated on the west side it has glass windows providing croft and sea views. Contains one radiator, "v" lining and linoleum flooring.</p>
Hallway 1.70m; 7.93m x 5.38m; 1.37m	<p>An internal glass window provides access to the good size "L" shaped Hallway with a Boot Room at the end leading to the integral Garage. Contains two double sockets, two radiators, smoke alarm and loft access.</p> <p>There is also a small Alcove (0.95m x 0.65m) containing a double socket and the telephone point, together with four Cupboards (0.63m x 1.28m; 0.63m x 1.23m; 0.63m x 1.20m; 0.90m x 0.62m) providing ample storage for linen, coats and the usual household items.</p>
Living Room 5.47m x 3.78m	<p>Immediately to the left after entering from the Vestibule is the spacious Living Room with panoramic windows facing west overlooking the established garden and sea views and a further window in the north gable. Contains four double sockets, two radiators and "V" lined ceiling.</p>
Combined Kitchen & Dining Area 5.48m; 2.47m x 6.77m; 4.40m	<p>Further along the Hallway, the large "L" shaped combined Kitchen and Dining Area has windows facing north and east. Contains fitted cabinets, worktops, breakfast bar, tiled splashback, stainless steel sink, freestanding Zanussi electric oven with gas hob on raised tiled hearth, Zanussi fridge under worktop, two single sockets, five double sockets, two radiators and linoleum flooring in Kitchen. There are two Cupboards (0.62m x 0.79m; 1.95m x 0.84.) with shelving and the larger of the two contains the hot water tank and a single socket.</p>
Utility Room 2.92m x 2.39m	<p>A door leads from the Dining Area into the Utility Room that has a window facing north. Contains fitted cabinets, worktops, stainless steel sink, Zanussi washing machine, chest freezer, two double sockets, radiator, drying pulley and linoleum flooring.</p>
Bathroom 0.95m; 1.98m x 3.90m; 3.14m	<p>Opposite the front door is the Bathroom, with a patterned window to the east. Contains a three-piece suite (bath, sink and toilet), radiator, ceramic and mirror tiles, "V" lined ceiling and linoleum flooring.</p>
Shower Room 2.07m x 3.90m	<p>The Shower Room also has a window facing east and contains a four-piece suite (shower cubicle (0.76m x 0.72m), sink within vanity, toilet and bidet), radiator, extractor fan, ceramic and mirror tiles, "V" lined ceiling and linoleum flooring.</p>
Double Bedroom 1 3.28m x 3.90m	<p>This Double Bedroom has a window facing west and overlooking the front garden. Contains two double sockets, radiator and built-in wardrobe (0.50m x 1.94m) and laminate flooring.</p>
Double Bedroom 2 3.38m x 3.90m	<p>Also with a window overlooking the front garden, this Double Bedroom contains two double sockets, a telephone point, radiator and built-in wardrobe (0.50m x 1.85m).</p>



<p>Double Bedroom 3 2.95m x 3.90m</p>	<p>Situated with a window facing east, this Double Bedroom contains two double sockets, radiator, fitted shelving and built-in wardrobe (1.70m x 0.48m).</p>
<p>Double Bedroom 4 2.56m x 3.90m</p>	<p>Along the Hallway is a further Double Bedroom with a window facing east and contains two double sockets, telephone point, radiator and built-in wardrobe (0.69m x 2.30m).</p>
<p>Boot Room 1.87m x 1.37m</p>	<p>At the end of the Hallway there is a door leading to a Boot Room providing internal access to the integral Garage. Contains coat hooks and linoleum flooring.</p>

External

The Property is bounded by post and wire and timber slat fences. It abuts the single track public road and provides for ample off-road parking on the gravelled parking area that leads to the integral double **Garage** (4.70m x 9.61m) situated on the south gable end of the dwellinghouse and contains work benches, electric up and over door (with remote), sink, power sockets, boiler unit, fuse box, electric meter, concrete slab flooring and an external door leading to the garden via concrete steps. There is an outside water tap located to the right of the up and over door.

The well-maintained garden grounds are divided into sections by timber fences mainly comprising of mature bushes and grassed areas. The front garden also has established flower beds and is accessed from the parking area by a wrought iron gate at the north gable end. A timber gate at the south gable end leads to another area providing access to the secluded compost area and the large, timber **Shed**.

The septic tank is located outwith the boundaries. The usual servitude rights are in place.

Information

<p>General Information</p>	<ul style="list-style-type: none"> • Heating by way of oil-fired boiler serving wet radiators. • Mains water and septic tank drainage. • Carpets throughout unless otherwise stated. • Double glazed windows throughout unless otherwise stated. • Council Tax Band E. • Home Report available.
<p>Directions</p>	<p>From Lerwick travel north on the A970. Just before Voe turn right onto the B9071. Carry on along this single-track road. Further along from the Laxo ferry terminal junction on the right and the Cabin Museum on the left Gaetveien abuts the public road on the right.</p>
<p>Places of Interest</p>	<ul style="list-style-type: none"> • Laxo Ferry Terminal with crossing regularly to the Island of Whalsay. • Vidlin Ferry Terminal (with public toilets) providing services to Out Skerries. • Cabin Museum • Vidlin has a well-stocked shop, Primary School and Marina • Brae High School including Primary. • Brae is a 10-minute drive away with schools, grocery shops, fuel and places to eat.



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.

