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## House Site at North Setter, Gulberwick, Shetland

A rare opportunity to purchase this attractively situated house site on the outskirts of Gulberwick with full Planning Permission (ref 2019/255/PPF) in place to build a spacious single storey, split level, 4-bedroom family home with attached single garage designed by Gilberts Architects.

The site benefits from being in a stunning location with sea view across to Bressay and is registered in the Land Register of Scotland. The mains connections are run to the boundary of the site and SSE and Scottish Water have approved the connections as part of the Planning process.

The village of Gulberwick retains its rural charm but benefits from close proximity to the main town of Lerwick with all its local amenities including Anderson High School, primary schools, nurseries, Clickimin Leisure Centre, Gilbert Bain Hospital, grocery shops, retail and commercial businesses, restaurants and take-aways.

This property presents an ideal opportunity for those wishing to self-build with the added benefit of full Planning Permission documentation being in place.

Offers over **£90,000** are invited

<b>Directions</b>	The first turn to Gulberwick is situated just at the top of the South Road out of Lerwick to the left. The house site is on the southern side of Gulberwick up the brae on your way out of the village on the left-hand side just after the last left hand turn into a residential road and before the junction to Heathery Park on the right.  It is situated at a passing place with an agricultural gate leading into the open field and a pile of loose chips.
<b>Places of Interest</b>	Coastal and hill walks, beaches and close proximity to Lerwick.
<b>Viewings</b>	Visit the site at your convenience. The Seller is available on 07592 078 017 for more information.
<b>Entry</b>	Early settlement is available once conveyancing formalities allow.
<b>EPC Rating</b>	n/a

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

**Anderson & Goodlad, Solicitors**

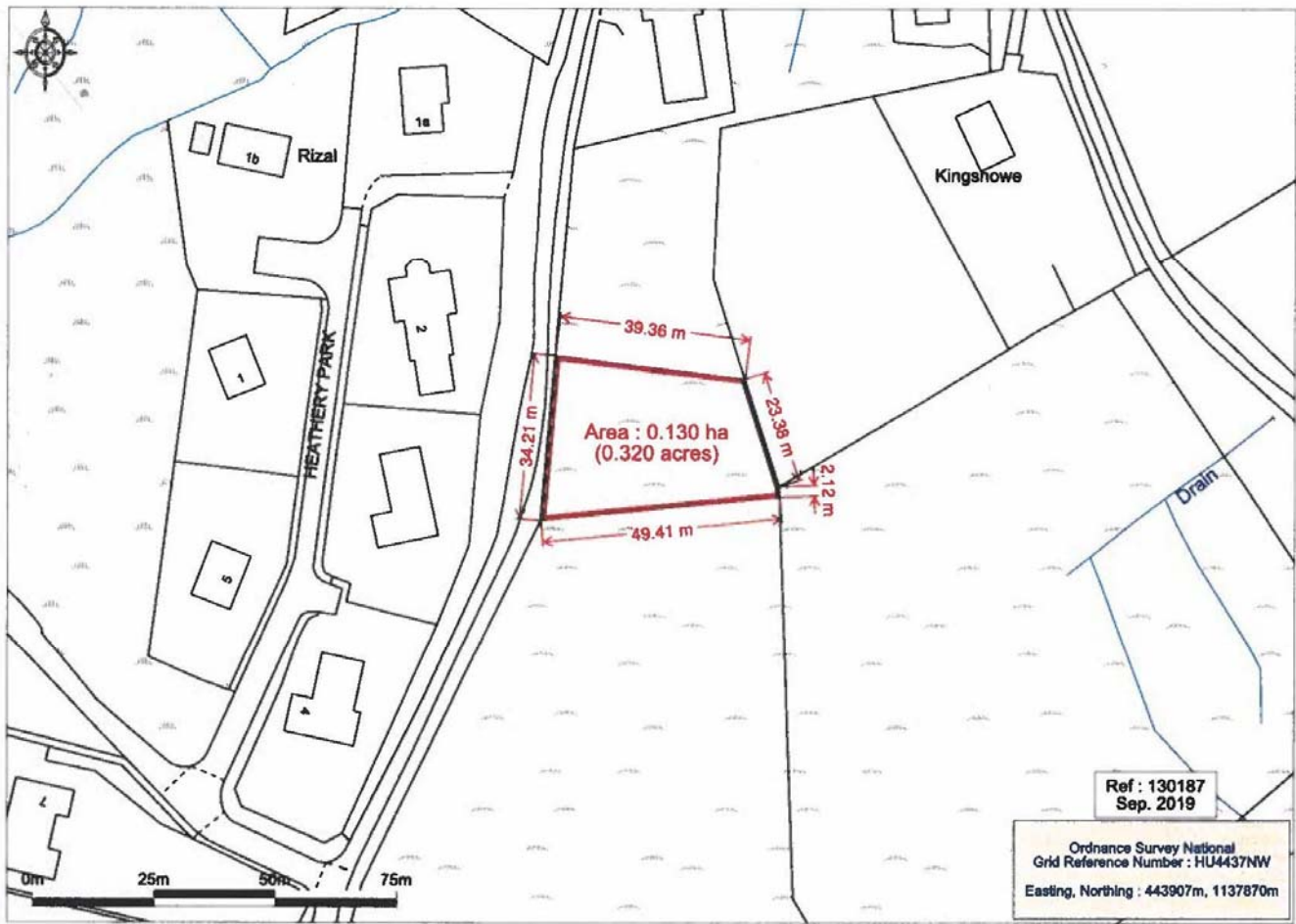
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### House Site at Gulberwick, Shetland, ZE2 9JX.



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