



Westview, Lochend, Shetland, ZE2 9RZ

Within a picturesque part of north Shetland mainland, this cozy, bungalow would be an ideal starter project as it benefits from sea views and is located in the tranquil, rural community of Lochend within walking distance to a spectacular beach and loch.

The garden grounds provide an opportunity to increase the footprint of the Property (subject to the usual consents), which currently benefits from solar panels (batteries not included) and a solid fuel stove in the Living Area as alternative electricity and heat sources.

The surrounding Northmavine community provides for local grocery shops and fuel, lunches and dinners at St Magnus Bay Hotel including its Sunday carvery, local Halls provide for community get togethers, Health Centre, schools and many stunning coastal walks.

The larger village of Brae is about 15 minutes' drive with all amenities including restaurants, takeaways, hairdressers, DIY store, health centre, grocery shops, fuel, leisure centre and primary and high school.

Please note that due to construction type, the property is not suitable for standard residential mortgage lending.

This Property would be an ideal opportunity for young couples wishing to stay in their local area, those interested in a renovation project or looking for a more self-sufficient/off-grid lifestyle in a quiet, rural location.

Offers over **£47,000** are invited

Accommodation	Living Room, galley Kitchen, one Bedroom, Store and Shower Room.
External	Parking area and grassed areas within non fenced in garden grounds leading to a small enclosed front lawn with solar panels and integral 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(63)

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

Anderson & Goodlad, Solicitors

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Accommodation

Living Room 3.68m x 2.56m

On the south side of the dwelling, a gravelled path leads to timber steps and deck providing direct access into the cozy Living Room via a timber, double glazed external door. Contains windows facing west with views across the valley, a solid fuel stove, three double sockets, telephone point, storage heater and smoke alarm.

Store 2.00m x 2.96m

A door leads directly from the Living Area into this Store that contains two double sockets and an Openreach BT hub. Excellent potential for use as a second bedroom (subject to the usual consents).

Galley Kitchen 1.57m x 3.00m

The galley Kitchen leads from the Living Area and has a window facing west. The Kitchen contains modern cream cabinets, laminate worktop and splashback, stainless steel sink, Beko dishwasher, Bosch washing machine, integral Bosch electric oven and hob, Blomberg under counter fridge, standalone fridge, three double sockets and usb ports.

Hallway 0.87m x 2.70m

A small Hallway provides access to the second Bedroom and Shower Room. Contains a patterned window facing west, double socket and a stop cock for water supply to toilet.

Bedroom 2.70m x 2.60m

This Bedroom has a south facing window with sea views. Contains two double sockets and panel heater.

Shower Room 1.74m x 1.76m

The Shower Room is situated at the end of the Hall and contains an electric corner shower with wet wall surround, sink, toilet and extractor fan.

External

The boundaries to the property are defined by a concrete wall to the north and post and wire fence to the east. The south and west boundaries are unfenced but can easily be defined.

Access to the property is via a loose gravelled track that leads to a gravelled parking area.

There is a garden shed attached to the property with a concrete floor and blockwork constructions. It has electricity and a water tap on the outside.

The garden grounds comprise mainly of grassed areas with a gravelled parking area and requires landscaping. The situation of south facing solar panels within the garden grounds is a convenient back-up electricity supply and would provide the opportunity for an off-grid lifestyle. The current Seller had power for four days when Shetland was affected by a widespread power outage due to snow in December 2022.



Information

General Information

- Heating by way of electric storage and panel heaters with a solid fuel stove as alternative.
- Solar panels installed (batteries not included) to provide an alternative power supply and potential off-grid lifestyle.
- Mains water and septic tank drainage.
- Laminate flooring throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Exceptionally fast fibre broadband. The Seller works in tv editing and has been working from home since buying the property.
- Council Tax Band A.
- Single Survey, Property Questionnaire and EPC available.
- For the avoidance of doubt, this property is not mortgageable due to its construction.



Directions

Travel north on the A970 towards Hillswick via the villages of Voe and Brae. At Mavis Grind (where it is said you can throw a stone from the Atlantic Ocean across to the North Sea) is the big welcome sign to Northmavine.

Turn right where sign posted "North Roe/Collifirth/Ollaberry". This road turns into a single-track road.

After Collifirth Marina where there is a sharp "U" bend over a bridge ascend the hill and then turn right where indicated by the sign "Lochend/Skea" and a red post box.

Thereafter take the second right turn and drive across a cattle grid. Turn left onto a shared access track, follow track to the right towards an agricultural shed. Turn left up a slight incline and Westview is on the left.



Places of Interest

- Shops at Hillswick & Ollaberry
- Restaurants & cafes include Braewick Café, St Magnus Bay Hotel, Busta House Hotel & Frankie's Fish & Chips
- Tangwick Haa Museum
- Ruined settlement of Fethaland (at one time the islands business haaf fishing station)
- Shetland's highest hill, Ronas Hill (1475ft/450m) with prehistoric chambered burial cairn and natural springs along the route.
- Cliffs of Eshaness & Lighthouse, The Drongs (sea stacks), Dore Holm (rock arch), Grind o' da Navir (great hole in a sea cliff wall)
- Loch fishing
- Hillswick Health Centre
- Collifirth Marina with berths suitable for boats/yachts up to 25 feet.



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.

