

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: solicitors@anderson-goodlad.co.uk

www.anderson-goodlad.co.uk



17 Hamarsgarth, Mossbank, Shetland, ZE2 9TH

This semi-detached, one and a half storey, three bedroomed family home with sea views is situated in a quiet residential area of Mossbank within walking distance to the local Primary School via a pedestrian footpath.

The Property benefits from an enclosed garden grounds providing for a safe environment for a young family and alfresco entertaining in the summer months.

The Hamarsgarth Development is mainly privately owned properties with ample public parking and a common green at the front of the property. It is located close to the coast on the lower side of the main road.

Along with the Primary School, Mossbank benefits from a Community Hall, The Welcome Inn (bar only) and a good bus service. The larger village of Brae is close by with all local amenities, such as, grocery shops, DIY shops, restaurants, take-aways, a Primary and High School and leisure centre. A short drive further north takes you to the ferry terminals at Toft/Vidlin that provides access to the Northern Islands of Yell, Unst and Fetlar.

This Property presents an ideal opportunity for a first-time buyer, growing family, professional couple or those looking for a buy to let property.

Offers over **£105,000** are invited

Accommodation	<u>Ground Floor</u> :- Two Porches, combined Kitchen & Dining Area, Hallway, Living Room, Bathroom and Single Bedroom. <u>First Floor</u> :- Landing and two Double Bedrooms.
External	Enclosed garden grounds to the front and rear with established trees and drying green.
Viewings	Highly recommended. Please contact the Agents to arrange a viewing during business hours.
Entry	Early entry is available once conveyancing formalities allow.
EPC Rating	E(49)

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

Anderson & Goodlad, Solicitors

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Ground Floor

Front Porch 1.11m x 0.82m

There is a pedestrian pathway leading from the public parking area long the front of the property that looks out over the common green. An external glass paned door leads in the front Porch that contains the electric meter.

Hallway 3.86m; 1.81m x 0.81m; 2.36m

An internal glass paned door provides access to the Hallway providing access to all ground floor accommodation. Contains a single socket, heat alarm, Dimplex storage heater, under stair storage area and **Coat Cupboard** (1.03m x 0.48m).

Combined Kitchen & Dining Area 3.16m x 5.08m

Situated to the right of the front Porch, the combined Kitchen and Dining Area is well lit with windows to the front with sea views and one looking out over the rear garden. Contains white gloss, fitted cabinets worktops, stainless steel sink, washing machine, electric oven, one single socket, five double sockets, heat alarm, Dimplex storage heater, under stair storage area and laminate flooring.

Rear Porch 1.80m x 2.06m

A door leads into the rear Porch providing direct access to the drying green and alternative entrance to the Property. Contains fitted shelving, one double socket and carpet tiles.

Bathroom 2.67m x 2.05m

To the left of the entrance Porch there is a family Bathroom with patterned windows facing west. Contains four-piece suite (bath, corner shower with wet wall, toilet and sink), mirrored cabinet and linoleum flooring.

Single Bedroom 2.32m x 3.55m

At the end of the Hallway, there is a Single Bedroom with a window overlooking the front garden and having sea views. Contains a double socket, panel heater and carpet.

Living Room 4.35m x 3.85m (0.80m x 0.60m)

The spacious Living Room has a large window overlooking the rear garden. Contains three double sockets, telephone point, tv aerial point, heat alarm, wall mounted electric fireplace heater and storage heater.

First Floor

Staircase (1.83m) & Landing (1.83m x 0.84m)

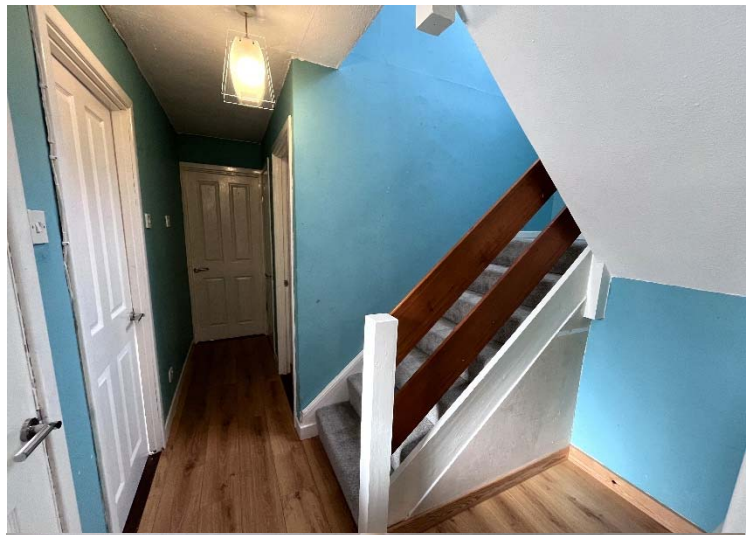
The wide, carpeted Staircase that has a large skylight facing east, which provides for a well-lit Landing. Contains single socket, heat alarm, loft access hatch and **Linen Cupboard** (1.83m x 0.63m) containing the hot water tank and shelving.

Double Bedroom 1 4.40m x 3.24m

This spacious Double Bedroom has a skylight providing sea views to the front of the Property. Contains two double sockets, panel heater and under eave **Cupboard** (4.04m x 0.83m).

Double Bedroom 2 3.20m x 3.23m

Across the Landing, this good-sized Double Bedroom has a rooflight overlooking the rear garden. Contains two double sockets, panel heater and under eave **Cupboard** (3.20m x 0.84m).



External

A slatted timber fence defines the boundaries of 17 Hamarsgarth from the ample public parking and public green with a post and fire fence between the neighbouring property.

From the public green an opening in the boundary fence provides access to the small, south facing, front garden that has sea views and contains a mature tree and satellite dish mounted on the external wall.

The rear garden ground is accessed via a further opening leading direct from the public footpath and parking areas. It contains flower beds, hedges, established trees and drying green. There is direct access to the rear of the dwellinghouse.

Information

General Information

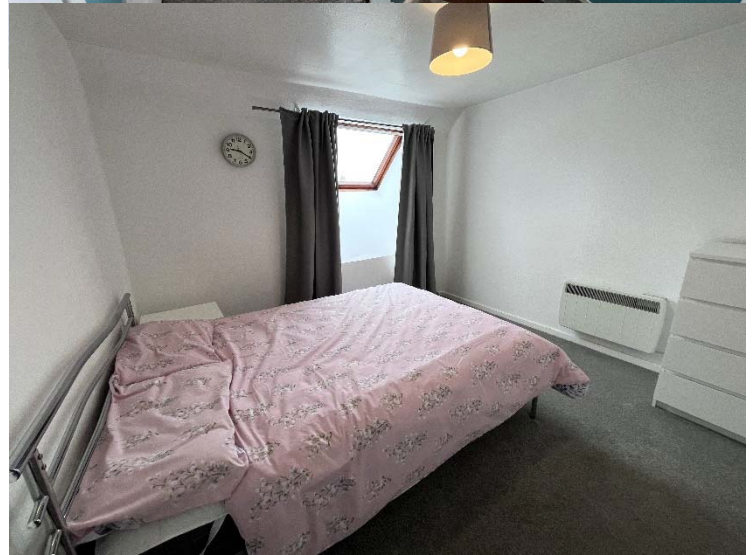
- Heating by way of Dimplex storage and panel heaters, with fitted electric room heater in Living Room. Hot water cylinder with dual, electric, immersion heaters.
- Interlinked heat alarms installed.
- Mains water and drainage.
- Laminate on the ground floor with carpet on the staircase, landing and all Bedrooms unless otherwise stated.
- Double glazed windows/Velux rooflights throughout unless otherwise stated.
- All moveable items within the Property are included in the sale.
- Council Tax Band A.
- Home Report available.

Directions

Travel north from Lerwick on the main road (A970). Turn right at Voe on the Isles Road (A968) just before Tagon Shop where signed posted "Toft / Sullom Voe". There is a hairpin bend to the right at the turn off to Sullom Voe at a further hairpin bend to the left, turn right onto the road to Mossbank. Turn right after the Community Hall. Continue down the road and the first corner boundary fence your come to is 17 Hamarsgarth. Just after the communal bins storage area.

Places of Interest

- Toft Ferry Terminal providing access to the outer islands of Yell, Fetlar and Unst.
- The village of Brae offers nursery, primary and high school, leisure centre, Co-op, DIY building centre, marina and Garage shop including MOT centre.



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.

