

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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The Sea Chest, East Voe, Scalloway, Shetland, ZE1 0US

Situated on a picturesque, sloping site finishing at the shoreline, this three-bedroom, bungalow is surrounded by mature trees with stunning, uninterrupted sea views across Scalloway Harbour to the island of Trondra, Port Arthur and the outer Isles.

Benefitting from a beautiful vista the Property does require extensive updating and renovation. The garden grounds have been landscaped previously and would require freshening up with the outbuildings/Boathouse requiring extensive work to bring them up to usable spaces.

The village of Scalloway is close by with all local amenities, such as, grocery shops, nursery, primary school, health centre, pharmacy, swimming pool, community hall, museum, local artis gallery, restaurants and pubs, to list but a few. Lerwick is just 7 miles away on the east coast of the mainland that also has the above amenities and more.

This Property presents an ideal opportunity for a professional couple, young family or those looking for a renovation project in an idyllic setting.

Offers over **£145,000** are invited

Accommodation	Front and rear Porches, Hallway, Utility Room, Kitchen, combined Dining and Living Rooms, three Double Bedrooms, Shower Room and Wet Room.
External	Extensive tiered garden grounds to the coastline with mature trees, various outbuildings, Boathouse and derelict pier, patio area and flagpole.
Viewings	Highly recommended. Please contact the Agents to arrange for accompanied viewings during business hours.
Entry	Early entry is available once conveyancing formalities allow.
EPC Rating	E(53)

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

Anderson & Goodlad, Solicitors

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Accommodation

Rear Porch

0.97m x 1.70m

From the parking area at the rear of the Property there is a single glazed external door leading into the rear Porch. Contains built-in cabinet, shelving and window facing north.

Hallway

0.94m; 3.03m;
6.26m x 0.85m;
4.30m; 3.66m

Through a partial glass paned door, the Hallway contains two double sockets, telephone point, radiator, electric heater, smoke alarm, four built-in **Cupboards** (0.35m (d)) with hanging space and shelving and loft hatch.

Utility Room

1.64m x 2.40m

The Utility Room has a window overlooking the entrance and rear garden to the east. Contains a double socket, a telephone point, plumbing for a washing machine, sink, fitted shelving and drying pulley.

Kitchen

3.77m x 4.20m

The spacious Kitchen has a good-sized window overlooking the rear tiered garden and a further panelled window looking into the Living Room with sea views across to Scalloway Harbour. Contains fitted cabinets and worktops, integral hot plate, integral oven, stainless steel sink, four double sockets, telephone point, radiator, Worcester boiler, plumbing for a dishwasher, drying pulley and cupboard containing the Megaflo hotwater tank.

Combined Dining Area & Living Room

3.17m x 3.65m
7.20m x 3.93m

A sliding door leads into the combined extensive "L" shaped Dining Area and Living Room that benefits from stunning sea views across to Trondra Isle and the outer islands via the large windows facing south and west. Contains a stone fireplace with copper hearth and timber mantel, fitted shelving, seven double sockets, telephone point, three radiators and feature panelled window into the Kitchen.

Front Porch

1.70m x 0.96m

From the Hallway a glass paned door leads to the front Porch that provides direct access to the elevated patio area and tiered garden grounds that lead to the shoreline. Contains a built-in Cupboard with electric meter and fuses.

Shower Room

1.07m x 2.80m

Situated next to the Porch is a Shower Room with a patterned window facing west. Contains toilet, sink, radiator, Dimplex blow heater, light with shaving sockets and Triton electric shower with tiled surround.

Double Bedroom 1

3.27m x 2.80m

This Double Bedroom has a large window overlooking the front garden and Scalloway Harbour. Contains one double socket, two radiators, fitted Wardrobe and shelving.

Double Bedroom 2

3.76m x 3.94m

This spacious west facing Double Bedroom has a good-sized window with sea views. Contains three double sockets, two radiators, a solid-fuel stove stone and concrete hearth.



Hallway



Utility Room



Accommodation cont'

Double Bedroom 3 4.74m x 3.33m; 2.80m

Situated at the rear of the property with a window facing east, this large Double Bedroom contains a radiator, cabinets with vanity and sink, blocked up fireplace with marble hearth and timber mantel, small triangular cupboard, and arched alcove with shelving.

Wet Room 2.14m x 3.33m

The good-sized Wet Room has a window facing east and contains a bath, toilet, plumbing for sink, Mira electric shower, radiator, Dimplex blow heater and Cupboard with shelving.

External

The extensive tiered garden grounds are defined by concrete block walls, timber fencing and the shingle beach along the shoreline. Access from the public road is via a curved driveway with mature trees, bushes, snowdrops and crocuses to the sides. At the bottom is a parking area with a semi-gravelled/grassed drive leading around the dwellinghouse. Ample off-road parking.

A dominant feature throughout the property are the balustrades and urns defining tiered areas within the garden. One area provides for a private divide from the neighbouring property with its mature trees and bushes. There is a patio area at the front providing for alfresco dining throughout the summer months whilst enjoying the stunning sunsets and views to the west.

The various outbuildings would require extensive work to bring them back up to usable spaces. One contains the oil tank with another having a separate space that was the former front of house for a second-hand antiques business (5.16m x 3.43m) that also has power. Near this shed is an iron gate leading to the entrance to the derelict greenhouse. Only some outbuildings can be opened.

From the tiered areas to the front of the Property, there is access to the shingle foreshore, Boat House and derelict pier (which would require an extensive upgrade), together with a concrete plinth with flagpole.

Information

General Information

- Heating by way of oil-fired wet radiator system.
- Megaflo hot water tank.
- Mains water and drainage.
- Single glazed windows throughout.
- **This property is being sold in its present condition and no warranty will be given to any Purchaser with regards to the existence or condition of the services or any heating or other system within the Property. Any intending Purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.**
- The Home Report valuation on this property is 145,000.00. Details of the Home Report can be accessed at: <http://www.packdetails.com/notify.htm?sr=hp760263c=Z E1 0US>

Directions

Take all signs pointing to Scalloway. At the base of Scalloway Scord turn left onto the B9074 where indicated by the sign "East Voe/Trondra/Burra". Situated on the lower side access to the Property is the second driveway after the Marina turn off.

Places of Interest

- Scalloway is self-sufficient village with its Primary School, Nursery, Health Centre, Pharmacist, Community Hall, grocery shops, local made knitwear shop, Art Gallery showcasing local artists, Museum, Castle, swimming pool, Boating Club, Da Haaf Restaurant at the Fisheries College, Corner Stone Café, Scalloway Hotel & Restaurant, Scalloway Royal British Legion.



Dining Area



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.



Double Bedroom 1



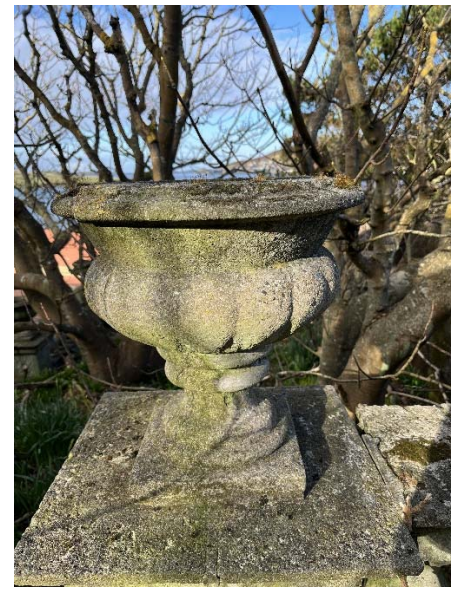
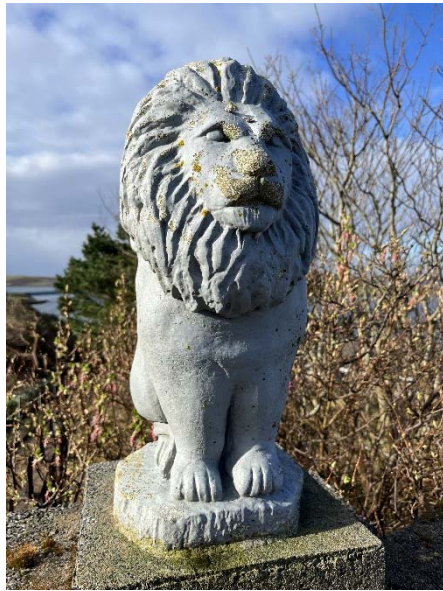
Double Bedroom 2



Double Bedroom 3



Panoramic photo taken from front terrace



Unique features through the garden grounds including a canon, statement garden ornaments and a Boatshed with derelict pier



The below Floor Plan is not to scale and is only an approximate guide as to the layout of the property.

