

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Hillside Lodge, Hillside Road, Sandwick, Shetland, ZE2 9HW

A superb opportunity to acquire this spacious, two storey, five bedroom, detached, semi-developed property which presents a chance to finish it to the buyer's taste and specification.

The property benefits from underfloor heating, electric wiring, plumbing with some areas being insulated, plasterboard, taped, filled and painted. Upon completion this property would make a beautiful, spacious family home.

The additional Workshop provides for a well-equipped area to finish this project, with potential for change of use into a one-bedroom bungalow (subject to the usual council consents) as it has its own Shower Room with toilet and ample living space.

The rural village of Sandwick benefits from many facilities including the Sandwick Primary & Junior High Schools and Leisure Centre, the local bakery, shop, Post Office, play parks, football pitch, community hall and sailing club. It is approximately halfway between Sumburgh Airport to the south and Lerwick some 20 minutes to the north with a good bus service between the two.

The property provides an ideal opportunity for an already started renovation project.

Offers over £120,000 are invited

Accommodation	<p><u>Ground Floor</u>:- Vestibule, Living Area, combined Kitchen & Dining Area, Larder, Boot Room, Utility Room, three Double Bedrooms and family Bathroom.</p> <p><u>First Floor</u>:- Second Living Area and two Double Bedrooms, one with Ensuite.</p>
External	Spacious Workshop with Shower Room, two workshops and floored loft. Derelict timber shed and two caravans.
Viewings	Highly recommended. Please contact the Seller's representative on 07384 713 756 or Philiphilditch97@outlook.com to arrange a viewing.
Entry	Early entry is available once conveyancing formalities allow.
Home Report	Not required.

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

Anderson & Goodlad, Solicitors

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Ground Floor

Vestibule & Hallway 1 1.77m x 7.62m

Via the timber and glass paned external front door there is a good-sized, open Vestibule leading into a Hallway. There is an under-stair cupboard providing access to the electric meter and under-floor-heating system.

Combined Kitchen & Dining Area 5.75m x 6.35m 1.91m x 2.06m

This spacious combined area has a panoramic window facing east. Contains Karndean vinyl flooring, shaker style cabinets fitted (without worktop), Belfast sink and spaces for a dishwasher and under counter fridge. There is a further window facing north.

There is a closed off section where the staircase would be situated with a large **Larder** (2.68m x 1.79m) underneath.

An opening from the combined area leads through a **Boot Room** (1.91m x 1.17m) into the **Utility Room** (1.91m x 3.72m), which contains plumbing and a window overlooking the rear garden grounds.

Living Area 1 4.73m x 5.66m

This large Living Area has a boarded up opening for a large window and direct access to the rear garden via a timber/glass paned external door. There is an opening providing for the foundation/installation of a fireplace and requires insulation and plasterboard.

Hallway 2 8.31m x 1.20m

Running 90° from Hallway 1, this Hallway provides access to the ground floor bedrooms and family Bathroom, together with the opening for the staircase (not in situ).

Double Bedroom 1 2.80m x 3.38m

This east facing Double Bedroom has a window and provides space for a built-in wardrobe (0.58m x 1.64m).

Double Bedroom 2 4.65m x 3.38m

This spacious Double Bedroom also has a window facing east and provides space for a built-in wardrobe (0.58m x 1.62m).

Double Bedroom 3 3.39m x 3.38m

This Double Bedroom has a boarded up opening for a window at the rear of the property and provides space for a built-in wardrobe (0.58m x 1.63m).

Bathroom 4.05m x 3.38m

Spacious family sized Bathroom with two boarded up spaces for windows. Plumbing provided for shower, bath, sink and toilet in place.



Combined Kitchen & Dining Area



Shaker style cabinets & Belfast sink semi-installed.



Living Area 1

First Floor

Living Area 2 8.60m x 6.40m

This additional large Living Area has dormer windows with views to the east and a further window to the south with sea views. It has coombed ceilings and requires insulation and plasterboard.

Double Bedroom 4 7.40m x 4.20m

The roomy Double Bedroom has a window facing east and rooflight south with sea views. Contains coombed ceilings, requires plasterboard in places and a room for a convenient Ensuite (1.95m x 3.58m). There is space for a hot water tank to be installed.



Double Bedroom 1

First Floor *cont'*

Landing
1.90m(w)

An opening for the staircase leads from the combined Kitchen & Dining Area to the first-floor landing that has a rooflight facing north. Requires insulation and plasterboard.

Double Bedroom 5
4.70m x 4.48m

Situated at the rear of the property with a window facing west, this good-sized Double Bedroom has coombed ceilings and requires plasterboard.

External

The garden grounds are bounded by post and wire fencing with a gravelled parking area at the front and grassed area at the rear.

At the rear of the property is a well-built large Workshop in the same facade as the dwellinghouse. This is well fitted out with a **Vestibule** (1.96m x 4.68m) providing space for stairs to be installed providing accessibility to the first-floor loft space, which is floored and has one window in the gable end and three rooflights. A **Shower Room** (1.32m x 3.92m) is situated off the Vestibule containing a patterned window, electric Mira corner shower, toilet, sink and Kardean flooring. Opposition the Shower Room is the **Outer Workshop** (7.88m x 4.63m) with east facing windows, engineered English Oak beams and window finishings. There is a cold-water pipe and drainage in the northeast corner. The **Inner Workshop** (3.08m x 4.76m) also has a window facing east and contains shelving with some walls requiring plasterboard and insulation. Potential for the Workshop to be changed to a one-bedroom bungalow (subject to the usual council consents). Planning Permission also provides for a detached double Garage.

There are two caravans on the property included in the sale, together with a derelict timber shed with outside water tap attached.

Information

General Information

- Planning Permission ref. 2009/268/PCD which also provides for a double Garage.
- Heating by way of under floor heating not currently in operation as requires water tank and air source heat pump (which are not included). Some pipes installed for the heat recovery system (appliance not installed or included).
- Mains water and drainage.
- Double glazed windows/Velux rooflights throughout unless otherwise stated.
- Off road parking.
- Council Tax Band A.

Directions

From Lerwick take the main A970 south towards Sumburgh, Sandwick is approximately 12 miles south just after Cunningsburgh. Turn left at the first Sandwick junction and carry on along this road. Turn left at the junction just after the Youth & Community Centre. Turn right at the first junction and Hillside Road about the fourth turn off to the right (signed posted) just after large agricultural sheds.

Places of Interest

- Sandwick Primary and Secondary Schools
- Sandwick Bakery and also a local shop
- Levenwick Health Centre
- Knitwear Factory & Shop at Hoswick
- Hoswick Visitor Centre
- Iron Age Broch of Mousa
- Stunning south mainland beaches and coastal walks.



Double Bedroom 2



Double Bedroom 3



Bathroom



Double Bedroom 5

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.

Additional photographs



Double Bedroom 4



Double Bedroom 4 showing Ensuite



View from Double Bedroom 4 facing east



View from Double Bedroom 4 facing south



Living Area 2



Outer Workshop of Shed

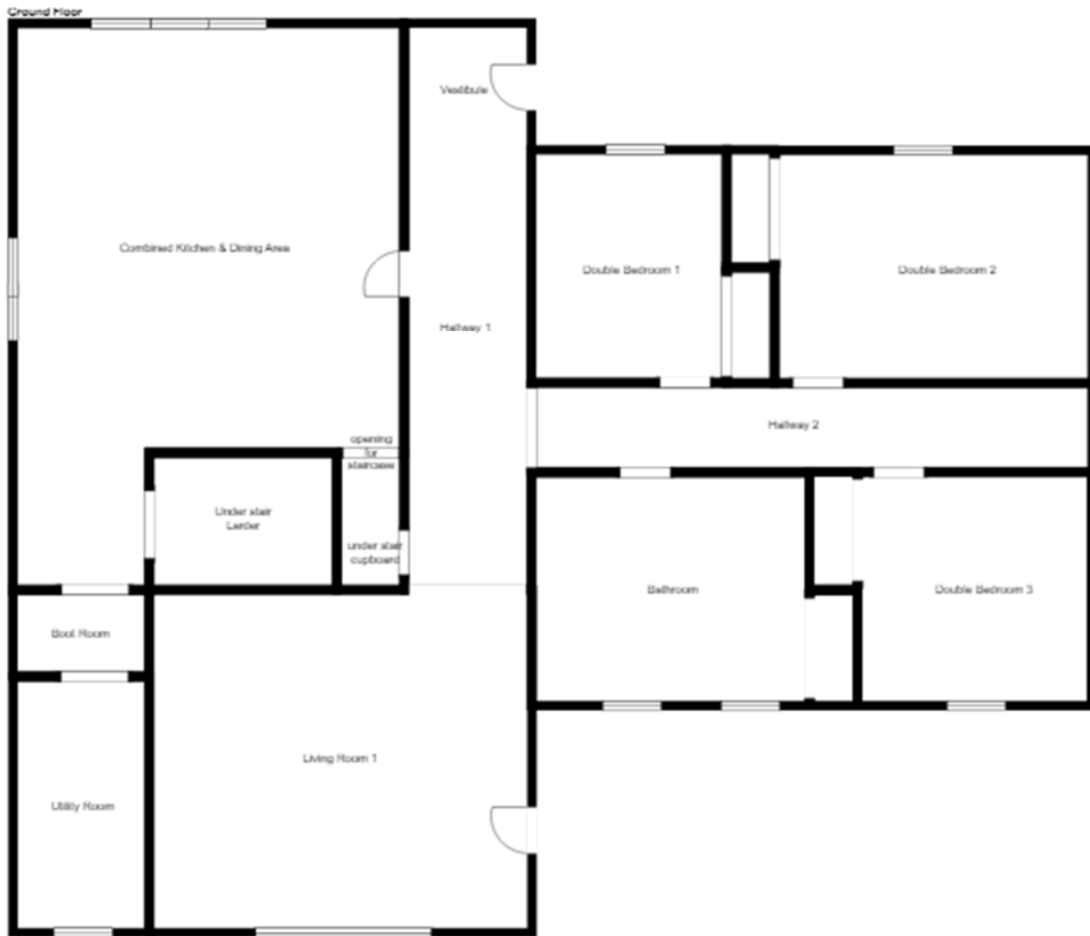


Shed



Rear of dwellinghouse

The below Floor Plans are not to scale and are only an approximate guide as to the layout of the property. Architectural plans are available on Shetland Islands Council's planning portal 2009/268/PCD



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