

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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Booth, Toft, Mossbank, Shetland, ZE2 9QT

Stunningly situated along the shoreline this property is close to Toft Ferry Terminal and has spectacular sea views over Yell Sound and is in move-in condition.

This refurbished three-bedroom bungalow is all on one level and benefits from new air to water and air to air heat pumps.

The garden grounds surround the house and lead down to the foreshore. A single car garage provides ample room for a car and work area at the rear.

The property is within easy driving distance to Mossbank with its Primary School. The village of Brae is also close by with all its local amenities, including nursery, primary and high schools, leisure centre, building centre, Co-op, DIY shop, variety of take-aways, bars and restaurants.

This property is an ideal opportunity for a family home, one level living or for those commuting to Yell.

Offers over **£225,000** are invited

Accommodation	Porch, Hallway, Living Room, Dining Room, Sunroom, Kitchen, Bathroom and three Double Bedrooms.
External	Extensive garden grounds with single car garage.
Viewings	Highly recommended. Please contact the Seller on 07789 834 383 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities allow.
EPC Rating	E(54)

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

Anderson & Goodlad, Solicitors

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Accommodation

<p>Porch</p>	<p>There are two steps leading to the front door from the driveway. The Porch contains a radiator.</p>
<p>Hallway</p>	<p>From the Porch a double-glazed door leads into the "L" shaped Hallway that contains electric fuse box, coat hooks, two double sockets, radiator, smoke alarm and loft hatch.</p> <p>There is a Linen Cupboard with shelving at the far end of the Hallway and a further large Cupboard providing access to the hot water tank and heating system.</p>
<p>Living Room</p>	<p>The spacious Living Room has a large window overlooking the front garden with views across Yell Sound. Contains a Morso solid-fuel stove within a fireplace with a timber mantle, brick tile surround and slate hearth, rustic oak shelving, wall mounted TV, air source ceiling cassette and control panel, six double sockets (one with USB ports), television aerial point and smoke alarm.</p>
<p>Dining Room</p>	<p>An archway leads to the Dining Room that has a window facing West and patio doors leading to the Sunroom. Contains two double sockets, a telephone point and radiator.</p>
<p>Sunroom</p>	<p>The south facing Sunroom has windows on three sides providing for a light and airy space. Contains fitted shelving and linoleum flooring.</p>
<p>Kitchen</p>	<p>Access to the Kitchen is via the Dining Area and Hallway. It has a window facing west overlooking rear garden and neighbouring croft land. It has been newly fitted out with oak effect cabinets with marble effect worktop and soft close doors/draws, Cookmaster Leisure range with 5 burner gas hob and electric double oven, standalone fridge/freezer, wasing machine, stainless steel sink, two single sockets, four double sockets (one with USB ports), smoke alarm and linoleum flooring.</p>
<p>Bathroom</p>	<p>The Bathroom also has a window overlooking the rear garden and contains a fitted vanity with sink and toilet, mounted mirrored cabinet, radiator and a standalone Insignia steam shower with jacuzzi bath and blue tooth.</p>
<p>Bedroom 1</p>	<p>At the end of the Hallway, is a good-sized Double Bedroom that has a window with a west facing aspect. Contains two double sockets (one with USB ports), air source ceiling cassette and control panel, radiator and built-in double wardrobe with hanging space and shelving.</p>
<p>Bedroom 2</p>	<p>This spacious Bedroom has a window facing east and picturesque sea views. Contains two double sockets (one with USB ports), air source ceiling cassette and control panel, radiator, fitted block-out blind and built-in wardrobe with hanging space and shelving.</p>



Accommodation *cont'*

Bedroom 3

This Bedroom has a window overlooking the front garden with views across Yell Sound. Contains two double sockets, air source ceiling cassette and control panel and built-in wardrobe with hanging space and shelving

External

The Property is bounded with post and wire fencing with a wire barrier to the shore side.

A large metal gate provides access from the public road leading onto the concrete driveway that provides for ample off-road parking.

There is a single car **Garage** (approx. 2.84m x 7.88m) with a single up and over, lockable, metal door and is of concrete block construction. Contains electricity and electric meter, generator change over switch and cold-water tap. There is ample space for a workshop area at the rear.

The extensive garden grounds are mainly grassed areas with the added history of an old water mill and a burn running down to the shoreline. The front area would benefit from some landscaping.

The striking vista provides sea views across Yell Sound with easy access to the pier and Toft Ferry terminal. Fantastic coastal walks right on the door step.

Information

General Information

- Heating is combination of air to water heat pump powering a wet radiator system and air to air heat pump powering four ceiling mounted heat emitters. Solid fuel stove in Living Area.
- Hot water is supplied by air to water heat pump via hot water tank.
- Mains water and septic tank drainage.
- Vinyl click plank flooring throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Council Tax Band D.
- Home Report available.

Directions

From Lerwick travel north on the A970. At Voe turn right onto the A968. Continue along this road until the end. The property is on the right-hand side of the road before you get to the Toft Ferry Terminal.

Places of Interest

- Toft Ferry Terminal providing access to the outer islands of Yell, Fetlar and Unst.
- Mossbank easy distance with its local pub.
- The village of Brae is close by with its 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.

