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solicitors



5 BEDROOM DETACHED HOUSE

Shoormal, Breiwick, Gott, Shetland ZE2 9SF

Offers over £200,000



This is an exceptional 5 bedroom detached property, in walk-into condition, with tasteful modern décor and beautiful hill and sea views, situated approx. 10 mins by car from Lerwick.

The property is entered through a half glazed front door to the ceramic tiled entrance hall. This leads through a glazed panel door to the inner hallway with beautiful oak flooring. At ground floor level you find: the Cloakroom with W.C., washhand basin and a ceramic tiled floor; the Study (which could be used as a fifth bedroom) with hill views to the front of the property; the Lounge which has beautiful oak flooring and a large window to the front of property, with hill views; the Dining Room with beautiful oak flooring and magnificent sea views over Dales Voe to Bressay (double patio doors lead from the Dining Room to a large tiled patio); the Kitchen with beautiful sea views of Dales Voe, a good selection of wall and base units, integrated fridge/freezer, built-in Electrolux electric oven and gas hob; the Utility Room with wall units, plumbing for a washing machine and space for a tumble dryer; and the Garage which has a water connection and power points.

The first floor is accessed by a beautiful wooden staircase which leads to a carpeted landing, with large airing cupboard. A hatch leads to a large floored storage loft. The attractive master bedroom benefits from a large window with hill views to the front of property. Two double built-in wardrobes with louvre doors provide plenty of storage. The master bedroom has an En-suite, with rooflight, white ceramic W.C., washhand basin and large shower cubicle. There is a heated towel rail and underfloor heating in the En-suite. Also on the first floor is a beautiful modern bathroom with P-shaped white bath, over-bath mains shower, matching white W.C. and modern vanity sink with storage cupboard. The bathroom also has the benefit of underfloor heating. Three further bedrooms complete the accommodation on the first floor.

An extensive, fenced, well-maintained garden area surrounds the property, with tarmac driveway and parking for a number of vehicles. A small wooden storage shed is situated to rear of the property, adjacent to the patio area. Floor coverings and light fittings are included in sale. White goods (washing machine and tumble dryer) may be available subject to separate negotiation. Viewing is highly recommended.



Accommodation

Ground Floor

Entrance Hall

Inner Hallway

Cloakroom

Bedroom 5/Study 2.97m x 2.96m

Lounge 5.59m x 4.09m

Dining Room 3.43m x 2.74m

Kitchen 3.62m x 2.72m

Utility Room 2.58m x 1.58m

Garage 6.55m x 2.87m

First Floor

Bedroom 1 with en-suite 4.58m x 4.42m

Bedroom 2 2.72m x 2.59m

Bedroom 3 3.08m x 2.56m

Bedroom 4 3.08m x 2.22m

Bathroom 2.72m x 2.59m

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Heating

The property has oil central heating.

Glazing

The property benefits from Nordan double glazing throughout.

Entry Date

Negotiable.

Viewing

Through Inksters on 0845 241 1222.

Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Directions

From Lerwick take the A970 heading north. At the Gott junction turn right towards the Tingwall Public Hall. Take the first right after the hall (signposted as Breiwick / Califf). Continue to the T junction. Turn left (signposted Breiwick) and continue to the end of the road taking the second last turning on your right and then the first left being the driveway into Shoormal.

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



INVESTOR IN PEOPLE

Baltic Chambers
50 Wellington Street
Glasgow
G2 6HJ

DX GW28

t: 0141 229 0880
f: 0141 229 0550
e: property@inksters.co.uk

www.inksters.co.uk

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