

inksters

solicitors



DETACHED 5-BEDROOM FAMILY HOME

Cuil-Na-Mara, Roadside, Hamnavoe, Burra Isle, Shetland ZE2 9LA



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This five-bedroom detached family home is situated in the picturesque village of Hamnavoe, close to the village hall and primary school and within 2 minutes walking distance to the local shop. Small garden with drying area. Good sized garage and workshop. UPVC double-glazed windows in all rooms other than the W.C. Heating is by means of storage heaters in main living areas and panel heaters in bedrooms.

Curtains, floor coverings and light fittings included in sale. Viewing is recommended.

From Hamnavoe there is a bus service to Scalloway (4.8 miles) and Lerwick (10.2 miles).

Ground Floor

Entrance Vestibule

Glazed entrance vestibule with half-glazed door. Vinyl floor covering. Glazed door to inner hallway.

Inner Hallway

Leads to all main apartments. Laminate flooring.

Dining Kitchen

5.55m x 3.64m

Dining kitchen, with 2 double-glazed windows. Range of kitchen wall and base units. Stainless steel 1.5 sink and drainer. Laminate work surface. Built in solid plate hob, oven and microwave. Space for fridge, washing machine and dishwasher. Vinyl flooring. Leads to Lounge.

Lounge

5.53m x 3.60m

Accessed by arch from dining area. Bright room with large double-glazed window situated to rear of property. TV point. Laminate flooring.

Bedroom 1

3.66m x 3.65m

Double bedroom with double-glazed window. Carpet.

Bedroom 2

3.64m x 2.44m

Bedroom with double-glazed window. Carpet.

Family Bathroom

3.66m x 1.85m

Good sized family bathroom, with double-glazed window. Corner bath, w.c. and vanity unit with sink. Shower cubicle, with mains shower. Electric towel rail. Vinyl flooring.

W.C.

3.66m x 0.95m

W.C. and vanity unit with sink. Electric towel rail. Vinyl flooring.

Storage Room

2.60m x 2.60m

Double-glazed window. Cupboard housing electric meter. Clothes airer. Shelves and coat hooks. Vinyl flooring.

First Floor

Landing

Two large storage cupboards, both leading to large comb storage.

Bedroom 3

3.70m x 3.64m

Double bedroom with double-glazed window. Carpet.

Bedroom 4

4.03m x 2.63m

Double Bedroom with double-glazed window and 2 double built-in wardrobes with louvre doors. Carpet.

Bedroom 5

3.72 x 3.51m

Double bedroom with double-glazed window. Carpet.

Garden

Small garden to rear of property with drying area.

Workshop

5.99m x 2.79m

Two double-glazed UPVC windows. Workbench and cupboards. Electricity points. Leads to garage.

Garage

5.66m x 2.79m

Garage with electric door.

Viewing

Through Inksters on 0845 241 1222.

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

Entry Date

Early entry available.

Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and are taken to the widest point. We have not tested the electricity 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.



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GSPC Reference 153071

