



The Hogan, West Burrafirth
Shetland, ZE2 9NT
Offers over £110,000



Situated in an idyllic rural setting, this detached home requires upgrading.

The property is 25 miles from Lerwick and 7 miles from the village of Walls, which has a Primary School, shop and bakeshop, swimming pool, Public Hall and Doctor's surgery.

Presently presented as two units, the original house has a large Lounge, Dining Kitchen, Utility Room, 2 Bedrooms (one en-suite), a family Bathroom, a good-sized Porch, and large inner Hallway. The extension has a small Kitchen, Living Room, Bedroom, and Bathroom. There is ample car-parking space, a shed/workshop attached to the main house, and a large outbuilding which has recently been re-roofed and is presently used as a workshop.



Further Detail

A bright porch, leads to a large inner hallway, with access to Bedroom 1, Family bathroom, Kitchen, stairs to the Lounge and Master Bedroom with en-suite bathroom, and to the extension.

Upstairs is a large lounge, with 2 windows overlooking the Voe, and 4 roof lights. The master bedroom has a walk-in cupboard/wardrobe, and a large en-suite bathroom, which is in the process of refurbishment, with 2 wash hand basins, bath with overbath shower and toilet.

On the ground floor, there is one bedroom to the back of the property, a large dining kitchen with a good selection of painted wood wall and base units, Hotpoint double oven, gas hob, grill and extractor fan. Off the kitchen is a utility room, housing the central heating boiler and Mega-flow hot water tank, and double stainless steel sinks. The family bathroom has a 4-piece coloured suite and tiled shower enclosure, but is in need on considerable upgrading.

The extension, which could be shut off from the main house and may have been used as a separate let or granny flat, is accessed by a door from the large inner hallway, and/or from a door at the back of the property. This is presently presented as a self-contained unit, with a bathroom with 3-piece coloured suite, with overbath shower, and towel rail, small utility room housing washing machine, small kitchen with base and wall units, stainless steel sink, cooker and fridge. The kitchen leads to the living room, and through to a double bedroom.

Ground Floor

Porch	2.98m x 2.95m
Inner Hallway	4.40m x 3.74m
Dining Kitchen	5.31m x 3.80m
Utility Room	2.61m x 2.17m
Bedroom	3.72m x 3.60m
Bathroom	2.58m x 2.16m

First Floor

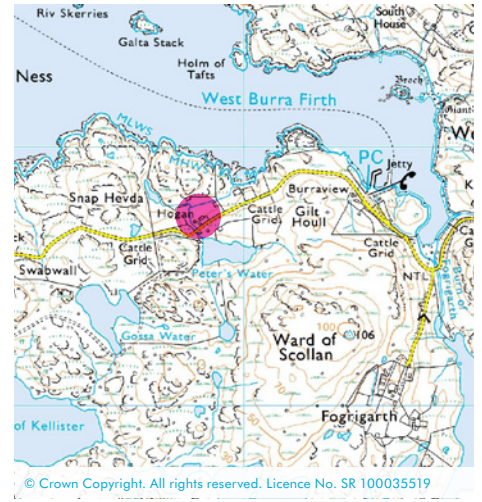
Lounge	10.41m x 3.98m
Master Bedroom	4.19m x 3.81m
En-suite	3.75m x 2.14m

Extension

Kitchen	3.58m x 2.50m
Utility Room	2.51m x 1.25m
Bathroom	2.94m x 1.17m
Living Room	4.95m x 2.57m
Bedroom	4.14m x 2.57m

Shed/Workshop

Shed	4.92m x 2.38m
Workshop	7.52m x 4.71m



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Heating

Oil heating by means of Oil Central Heating Boiler, with the addition of a wood burning stove in Lounge, and panel heaters.

Glazing

The property has mainly double-glazed windows throughout.

Extras

Contents may be available by separate negotiation.

Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Travel Directions

Before reaching Walls, take the West Burrafirth Road as far as the Pier, then take the road marked Snarraness. The house is white painted and situated below the road on the right (there are old sheds/buildings on the left of the road).

Entry Date

Negotiable

Home Report

A Home Report is available for this property with a valuation of £110,000

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