

Tait & Peterson

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**Solicitors, Notaries
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~ 7 NINIAN DRIVE, VIRKIE, ZE3 9JY ~



Property Type: Detached House

Public rooms: 2

Bedrooms: 3

Bathrooms: 1 + 1

EPC Rating: E (43)

Price: Offers over £120,000

Entry: By arrangement

Viewing: Tel: 07788 907 010

Home Report: Available on request

In brief:

The property is set in a small residential development built in the 1970's by the CAA, just North of the Village of Toab, Virkie and enjoys magnificent unrestricted views West towards Fitful Head and also North over Quendale Beach.

Virkie is a short journey from the local shop/filling station, primary school and community centre and is convenient for Sumburgh Airport.

In more detail:

Local attractions include the outstanding local beaches at Sumburgh and Quendale, the Jarlshof pre-historic and Norse settlement excavations, Old Scatness Broch, Sumburgh Head with its spectacular bird colonies, St Ninian's Isle, the Croft House Museum and Quendale Mill. Nearby restaurants include The Spiggie Hotel and The Sumburgh Hotel. Entering the property by the front door is a small porch then an L-shaped hallway. On the right hand side is the fitted Kitchen and on the left hand side is a Toilet with wash hand basin. Next on the right hand side is the Lounge/Diner which is spacious. Straight ahead is a Single Bedroom/Study with built in wardrobe. Large Storage cupboard/utility area. At the end of the L shaped passageway is one of the Double Bedrooms with built in wardrobes. On the left is the other Double Bedroom and then the Bathroom with shower over the bath and airing cupboard containing the hot water tank.

ACCOMMODATION: Entrance Hall, Lounge/Diner, Kitchen, Utility Room, Three Bedrooms, Bathroom and Toilet

**Ground Floor**

SMALL ENTRANCE PORCH (Approx. 0.99m x 1.56m)

ENTRANCE HALLWAY (Approx. 1.56m x 3.13m)

In the Hallway there is also a loft hatch complete with Ramsay ladder leading to the large partly floored Loft providing



Bedroom 1

SINGLE BEDROOM (1) /STUDY-
 (Approx. 2.31m x 2.86m)
 Window west facing. Built in double wardrobe with hanging rail and shelf. Dimplex heater.



Front access

extensive storage.

The longer part of the Hallway is Approx. 4.87m x 0.93m between one of the double bedrooms (3) and the Lounge/Sitting Room.



Hallway pic 1

STORAGE CUPBOARD (Approx. 1.69m x 1.56m)

Contains the electric meters, coat hooks, space for a freezer, and fanlight above the door. Airing cupboard – Approx. 0.83m x 2.91m



Hallway pic 2



Hallway showing Loft Access



Kitchen pic 1

KITCHEN (Approx. 2.8m x 2.87)

Kitchen with fully fitted units. Fridge, washing machine and built in fridge, Zanussi dish washer, Whirlpool oven and built in microwave. Service hatchway to Lounge/Diner



Kitchen pic 2

LOUNGE/DINER - (Approx. 3.8m x 5.7m)

Large picture window with views West to Fitful Head over the garden area. Dimplex storage heater and space for dining room table and chairs.



Living Room pic 1



Living Room pic 2

TOILET

With toilet and wash hand basin, small window.



Bathroom

BATHROOM/SHOWER ROOM – (Approx. 3.10m x 1.56m)

Bath with Triton T70 electric shower and wash hand basin. Electric heater. Double sliding door for airing cupboard containing Mega Flow High Efficiency Heatrae Sadia hot water tank. - approx. 1.43m at widest point.



Bedroom 2 pic 1



Bedroom 2 pic 2

DOUBLE BEDROOM (2) – (Approx. 3.4m x 3.095m)

South facing window. Built in double sliding door wardrobe, hanging rail and shelving. Television with wall mounted bracket – Freeview. Dimplex heater



Bedroom 3 or Study

DOUBLE BEDROOM (3) – (Approx. 3.84m x 3.39m)

West facing window with views of Fitful Head and Quendale Beach. Built in double sliding door wardrobe with hanging rail and shelving. Television with wall bracket.

Exterior



Path to Front Door



Parking at Side



Garden rear

Wide driveway leading to parking at side of shed, a large back garden and mature garden area at the front /South-East. Concrete pathway around the house with two small gates. Ample room for an extension or double garage subject to required consents.

SHED – (Approx. 2.76m x 4.37m)



Toilet



Inside Shed

The former garage is now used as a shed/ workroom with a workbench and a vice. There is a tap behind the door and an outside tap for a hose. Light and power, some storage shelving and some cupboard space.

Other features:-

There are Hardwood double glazed windows throughout and the heating is by Dimplex storage heaters - one in the main Hallway, one in the Sitting Room and each of the three Bedrooms.



Property Side



Rear



View to Fitful Head

While these contents and particulars described here are believed to be correct, they do not form part of any contract and are not warranted.

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