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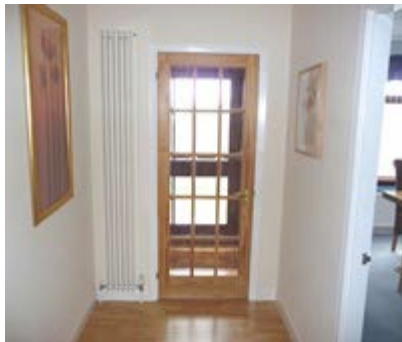
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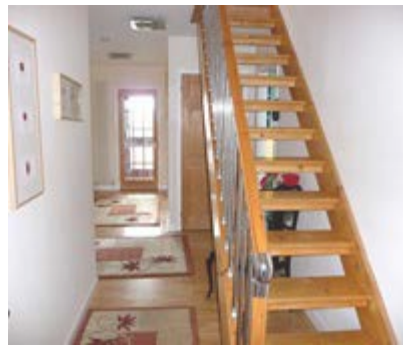
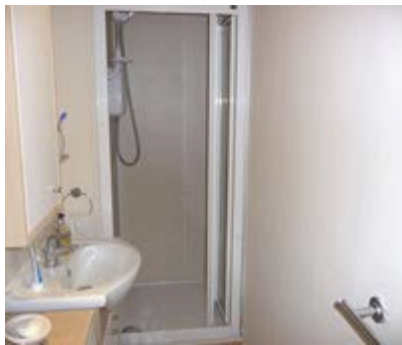
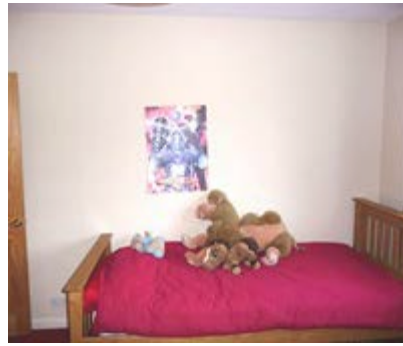
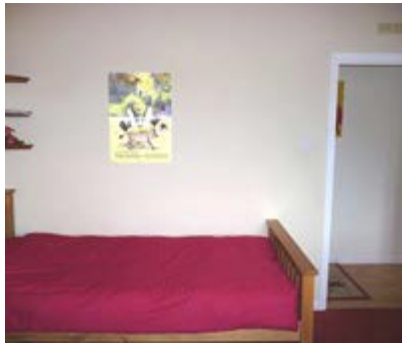


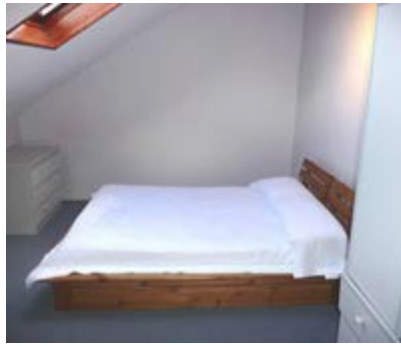
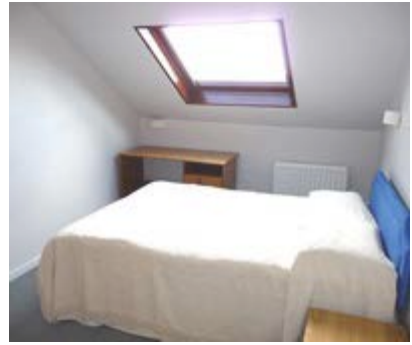
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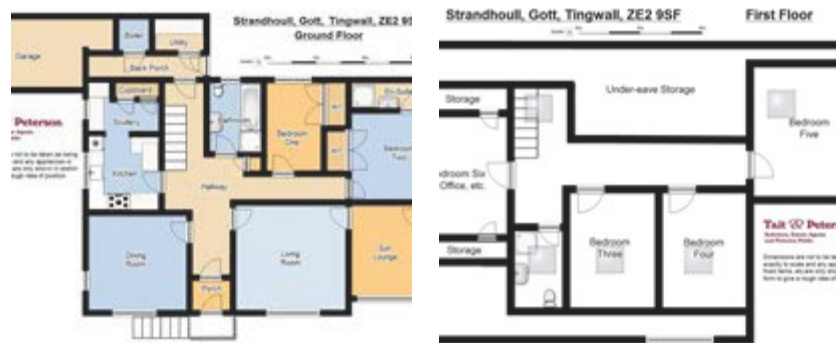
STRANDHOULL, GOTT, ZE2 9SF

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In Brief

This is a 5/6 bedroom well appointed detached house in a peaceful area and situated in an elevated position offering panoramic views from the south to the north-west. Suitable as a home for a large family but offering the option to convert unused bedrooms to alternative uses, e.g. office, study or playroom. Within easy commuting distance of Lerwick and also convenient for the local primary school. Recently re-harled, re-decorated and insulated throughout.

EPC Rating:- Band D (63)

PRICE:- FIXED PRICE £245,000

VIEWING:- Tel: 01595 840746 & 07708 443777

Entry: By Arrangement

HOME REPORT:- Available on request

ACCOMMODATION:- Entrance Porch, Living Room, Sun Room, Dining Room, Kitchen, Utility Room, Boiler Room, Six Bedrooms, (or 5+Office/ Study/ Playroom), Bathroom, Shower Room and Garage

In More Detail

This substantial 1.5 storey house is in a prime position overlooking the Tingwall valley and Lax Firth, with fine views from the south to the north-west. It provides spacious bright accommodation within a 10-15 minute drive of both Lerwick and Scalloway and is also well positioned for driving to Brae/Sullom Voe.

The house was built c. 1971 and is of timber frame construction, clad externally with rendered concrete blockwork and harling. The attached garage is also of concrete block construction, rendered

and harled. The windows are timber framed and double-glazed throughout with double-glazed velux windows set into the roof slopes. An oil-fired Worcester Danesmoor 26/32 boiler provides central heating via radiators and hot water via a separate hot water cylinder. The property is in excellent condition having been recently re-harled and re-decorated throughout. Also insulation has recently improved by the addition of both loft and wall cavity insulation and an underfloor heat barrier.

Local facilities include the Tingwall Primary School and Tingwall Public Hall, while nearby Lerwick provides a more extensive range of amenities such as shopping, a leisure centre with swimming pool, the Anderson High School (primary and secondary), Mareel cinemas and auditorium, Museum and Library.

Accommodation comprises:

Ground Floor

ENTRANCE PORCH - (Approx. 1.53m x 1.2m); Steps at the front of the property lead up to the double glazed front door; radiator; coat hooks; beech effect strip floor; inner glazed door

HALLWAY - (Approx. 1.51m x 4.45m; 3m x 1.71; 0.92m x 6m) The irregularly shaped spacious Hallway leads from the front door to the rear entrance with a passage leading off to Bedrooms 1 and 2; featuring an open timber staircase with individual tread lights; beech wood strip floor; radiator; telephone socket

LIVING ROOM - (Approx. 4.48m x 4.29m); Bright and spacious; large picture window offers views from the south-west to the north-west over the Tingwall Valley; central light fitting; carpeted; two radiators; telephone socket and six double sockets; glazed timber door leads to Sun Room

SUN ROOM - (Approx. 3.7m x 2.73m); Large windows with vertical strip blinds and views over the Tingwall Valley towards the south and west; varnished pine floor; outer glazed door; radiator; suspended wooden trellis ceiling; two brass effect wall-mounted uplighters

DINING ROOM - (Approx. 4.05m x 3.87m); Picture window with views to the west over Tingwall Valley; Further window with view to the north; glazed timber door; central pendant light fitting; dimmer switch; carpeted; radiator; one single and two double sockets

KITCHEN - Comprising main Kitchen (approx. 2.95m x 2.9m max) and Scullery (approx. 2.52m x 1.33m); Kitchen - glazed door; extensive floor and wall mounted fitted storage units, the latter with lighting beneath, (two units incorporating wine racks); integrated electric hob and double oven with

extractor hood over, all in stainless steel finish; 1.5 bowl single drainer sink; Electrolux dish washer; tile effect vinyl floor; central light fitting with recessed spot lighting over sink; five double sockets at work surface level;

Scullery - floor mounted storage units with work surfaces over; recessed spotlights; radiator; two storage cupboards with shelving (one with single socket); tile effect vinyl floor; three double and one single socket

BATHROOM - (Approx. 2.81m x 2.03m); Tiled throughout; basin, toilet and bath; shower cabinet with electric shower; recessed spotlighting; tile effect vinyl floor; oil filled towel warmer; vanity mirror with shelf below; shaver socket; metal/glass shelf units above each end of the bath

STORAGE CUPBOARD - Contains electricity metre and RCD unit

BEDROOM 1 - (Approx. 3.62m x 3.63m); Large window with view to east; vertical blinds; brass effect curtain pole; radiator; built in double wardrobe with hanging rail and shelved storage; carpeted; natural pine door; four double sockets

BEDROOM 2 - (Approx. 3.62m x 3.64m); Large window with view to south; vertical strip blinds; built in double wardrobe with mirror doors, hanging rail and shelved storage above; large dressing table vanity mirror; radiator; carpeted; wall mounted bedside lights; telephone socket; four double sockets;

ENSUITE SHOWER ROOM - With shower cabinet, basin with tiled splashback, toilet; vanity mirror and shelf above basin with shaver light and socket above; two medicine cabinets; cabinets beneath the basin; extractor fan; radiator; tile effect vinyl flooring; recessed ceiling spotlights

BACK PORCH ---With glazed inner door into hallway and half-glazed back door; coat hooks; access to Utility Room and Boiler Room

UTILITY ROOM - (Approx. 1.98m x 1.5m); freezer, washing machine and tumble dryer

First floor

LANDING - Beech wood strip floor; access to Loft through hatch; smoke alarm; corridor leading to four further Bedrooms; Velux roof light; radiator; double socket; doorway to storage under eaves

BEDROOM 6 / OFFICE - (Approx. 2.78m x 3.68m); Window with view to north overlooking Lax Firth; slightly coombed ceiling; two storage cupboards; two shelves; radiator; carpet; curtains suspended from a pine curtain pole; vertical strip blinds; television aerial socket; one single and three double

sockets

SHOWER ROOM - (Approx. 1.6m x 2.4m); Large Velux roof light; vinyl floor; shower cabinet with electric shower, basin/storage unit, toilet, towel rails, vanity mirror over basin with electric shaver light and socket

BEDROOM 3 - (Approx. 2.75m x 3.57m); Large Velux roof light with view to west; half-coombed ceiling; double wardrobe unit with hanging rail and shelf above; further storage unit; carpet; central light fitting; two wall lights; double panel radiator; two double sockets

BEDROOM 4 - (Approx. 2.69m x 3.7m); Large Velux roof light overlooking the Valley; carpet; double panel radiator; pine double wardrobe with hanging rail; pine chest of drawers; pine desk with drawer unit; TV aerial socket and three double sockets

BEDROOM 5 - (Approx. 3.21m x 4.38m); Velux roof light with integrated blind; half-coombed ceiling; carpet; ceiling and wall mounted lights; double panel radiator; three double sockets

ARDEN - The garden extends to 0.12ha approx. and comprises a gravelled area surrounding the house; The remainder is laid to grass with gravel pathways and a stone well feature; The whole is surrounded by a wood fence

Other Features

There is a single garage and lock-block paved driveway with space for up to four cars

Directions Turn north off the A970 at the Tingwall junction. Continue on past the Tingwall Hall. At the head of Strand Loch turn right (signposted Califf & Breiwick). Strandhoull will be found on the right after approx. 0.75 mile, sitting above the road on a west facing slope.

Files to download



EPC file



This page



Floorplan

For more Information

If you require advice, or more information, please Contact Us

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