

TAIT & PETERSON

BANK OF SCOTLAND BUILDINGS, LERWICK, SHETLAND, ZE1 0EB

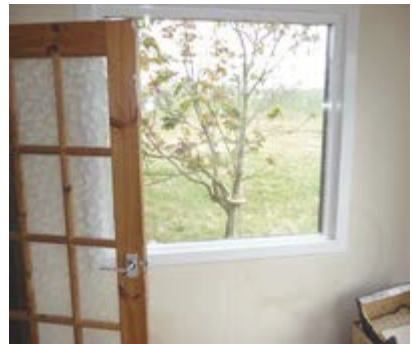
[HOME](#) ABOUT PROPERTY SERVICES CONTACT US

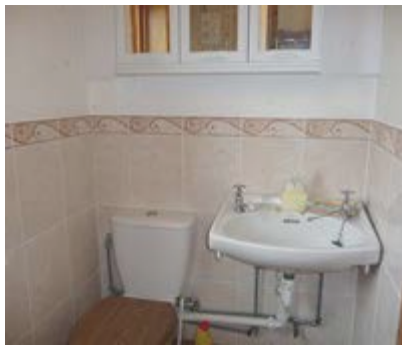


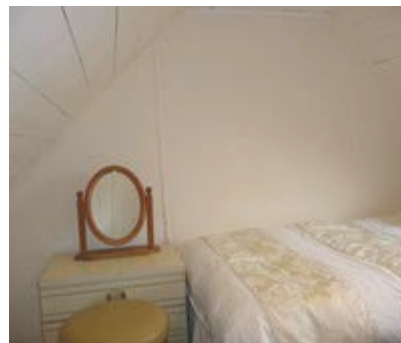
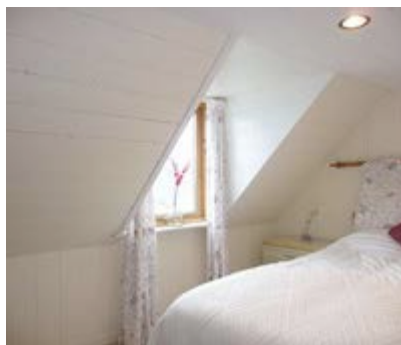
01595 693010

Union Cottage, North Roe, Shetland ZE2 9RY

[Slide Show \(please click on any image to start\) and Basic Info](#)







In Brief

1.5 storey 2 bedroom detached cottage situated on the outskirts of the village of North Roe, the north-most village on mainland Shetland, with fine views to the south over Burra Voe and across Yell Sound to the east. The property stands in a garden extending to approx. 0.08 ha (0.21 acre) and offers compact accommodation.

EPC Rating:- Band F (29))

PRICE:- Offers over £58,000

VIEWING:- Contact our Reception

Entry: By Arrangement

HOME REPORT:- Available on request

ACCOMMODATION:- Entrance Porch, Hallway, Living Room, Sitting Room, Kitchen, Shower Room,
Two Bedrooms

In More Detail

This detached 1.5 storey, 2 bedroom cottage is located on the northern outskirts of the village of North Roe, which is the north-most village on Mainland Shetland, the largest and most populated of the Shetland Isles.

The original But and Ben cottage is believed to be over 100 years old and has been extended to provide a porch at the front and a Kitchen and Shower Room at the rear. Particular features include the varnished V-line panelling on the walls of the Living and Sitting Rooms and the coombed ceilings in the bedrooms, all of which provide a cosy cottage atmosphere. The windows are double-glazed, heating is provided by a solid fuel stove in the Sitting Room, and otherwise by plug-in electric heaters. A hot water cylinder with immersion heater is located in the Kitchen. The electricity meter and MCB unit are located in the cupboard in the front Porch. The property has a rolled hardcore turning area and the remainder of the garden is rough grass and mature shrubbery. The total site area is approximately 0.08 ha (0.21acre).

North Roe is situated around the shores of Burra Voe, off Yell Sound. It has a Post Office, Primary School and Community Hall. Union Cottage sits opposite the Kirk and has fine views on all sides, especially to the east and south across Burra Voe towards the Island of Yell. It lies approximately 40 miles from Lerwick and 16 miles from Brae.

Accommodation comprises:

Ground Floor

PORCH - (Approx. 2.3m x 2.2m) The front door leads into the Porch with windows at three sides;

vinyl tile effect floor; cupboard with shelves contains the Hydro meter and MCB unit; one double socket; hatchway leading to the Porch roof space; fully glazed natural pine finished internal door leading into a small Entrance Hall.

ENTRANCE HALL Provides access to the stairs and to the Living and Sitting Rooms respectively through fully glazed doors in each case.

LIVING ROOM - (Approx. 3.8m x 3.6m) Window with southerly aspect; curtains and metal curtain rail; V lined walls with natural varnished finish; sealed off fireplace with plug-in electric fire; natural wood timber hearth and mantelpiece with fire surround; central light fitting and two double wall lamps; carpeted; two double sockets; second fully-glazed door leads to back Hallway.

SITTING ROOM - (Approx. 2.7m x 3.5m) Window with southerly aspect; curtains and metal curtain rail; V lined walls with natural varnished finish; fireplace with a solid fuel stove mounted above a sort of platform which runs along one wall with cupboards at each end on which are situated the television and stereo system; carpeted; central light fitting; three double sockets; second fully glazed door leads to back Hallway.

BACK HALLWAY - (L shaped - Approx. 3.1m x 2.6m narrowing to 0.9m) Partly carpet and partly vinyl flooring; featuring an open fronted understair shelved storage cupboard with a curtain across; double door coat cupboard and shelved storage; V lined archway between original cottage and rear extension; fully glazed timber finished door leads to rear Vestibule.

KITCHEN - (Approx. 2.6m x 2.4m) 2 windows with northerly and easterly aspects respectively; vinyl tile effect floor; fitted wall and kitchen units with beech effect doors; laminate worktops and tile splashbacks; inset four burner electric hob with integral Indesit oven below; inset 1.5 bowl stainless steel single drainer sink; 4 double sockets at work surface level and 1 single socket; cupboard houses the hot water tank with immersion heater; shelving for plates and hooks for cups; stainless steel bar shelving for saucepans on two levels; central 3 spotlight fitting; three bar towel rail; (fridge/freezer and washing machine not included).

SHOWER ROOM - (Approx. 1.3m x 2.4m) Shower cabinet with electric shower; wash hand basin; toilet; medicine cabinet with three mirrored doors; towel rails; vinyl tile effect flooring.

REAR VESTIBULE - (Approx. 1.25m x 1.1m) Vinyl flooring; coat rack; access to the roof space.

First Floor

LANDING Store cupboard; Velux roof light; under eaves access from the staircase.

BEDROOM 1 - (Approx. 3.4m x 3.3m) Dormer window with views to the south; coombed ceiling with central light fitting; curtains; carpet; curtained open fronted wardrobe with shelf and hanging rail; one double socket

BEDROOM 2 - (Approx. 2.68m x 3.3m) Dormer window with views to the south; coombed ceiling; central light fitting; carpeted; two double sockets.

Directions

Follow the A970 northwards. Where it splits off towards Hillswick, take the right fork towards Ollaberry, Lochend and North Roe. At North Roe travel past the school on the left and take the next right turn (North Haa Road). Union Cottage is on the left directly opposite North Roe Kirk, down a short access road.

Files to download



EPC file



Floorplan



This page

For more Information

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

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

info@tait-peterson.co.uk

TAIT & PETERSON



Bank of Scotland Buildings
Lerwick, Shetland, ZE1 0EB

info@tait-peterson.co.uk

© Tait & Peterson. All rights reserved.

[Privacy Policy](#)

[Home](#)

[About](#)

[Property](#)

[Services](#)

[Contact Us](#)

Want to buy, sell or rent a house? Need friendly, helpful legal advice? We are here to help.