



**1 NEW ROAD
SCALLOWAY
SHETLAND
ZE1 0TS**

Substantial traditional detached dwellinghouse set in a large garden in convenient location in the centre of Scalloway, with outstanding views of the harbour. Within easy walking distance of the shops on Main Street and less than ¼ mile from the Junior High School and Swimming Pool. Within easy commuting distance of Lerwick, which is approximately 6 miles away. Viewing is highly recommended.

VIEWING: Telephone 01856 850 651 to arrange an appointment.

PRICE: Offers over £172,000 are invited.

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This is a substantial property with a great deal of character. It has large windows, throughout, making it bright and airy. It is well situated for all amenities in the village of Scalloway, including the Primary and Junior High School, swimming pool, Scalloway Hotel, community hall, boating club, football pitch and children's play area. On Main Street there is a general merchants/butcher shop and a small minimarket, and there is also a café and takeaway situated near Scalloway Castle as well as "Da Haaf" restaurant at the NAFC Marine Centre. There is a branch of The Royal Bank of Scotland plc which is open periodically. The Post Office is located in the book shop along Main Street.



The property has been well maintained and extensively re-furnished in recent years and has benefited from the installation of new double glazed hardwood windows, new kitchen, bathroom and shower-room. It has been re-wired, re-plumbed and redecorated, including exterior repainting. There have also been significant works to outbuildings and outside areas. Although there has been extensive modernisation, the property retains an original feel, with large rooms, high ceilings and wooden panel doors throughout. Heating is by way of off-peak storage heating and additional open fire in the sitting room.



The house is approximately 6 miles travelling distance from Lerwick, and a regular bus service runs from Scalloway to Lerwick several times a day.

All carpets, floor coverings, light fittings and some of the curtains are included in the sale.



SERVICES

Electricity - Mains
Gas - Bottled
Water - Mains
Drains - Mains
Telephone - Wired

THERE IS A HOME REPORT AVAILABLE.

ACCOMMODATION

Accommodation is on three levels and comprises: entrance porch, hallway, lounge, dining kitchen, bathroom, 5 bedrooms and shower room. There are four spacious outbuildings. The property is accessed by way of a concrete stairway leading up from New Road.

ENTRANCE PORCH

Entering by a hardwood door into a tiled entrance porch with stained glass windows on both sides. External light. One step up into the

LOWER HALL (L- shaped 2.3m x 3.48m max)

Small under stair cupboard with shelves. Coat hooks. Glazed panel door giving access to an inner hallway, which has a Dimplex storage heater and pendant light. Telephone socket. Oak flooring.

LOUNGE (4.26m x 4.70m max)



This is good-sized west-facing room with window giving views of the village. Cast iron solid fuel open fire with granite hearth and carved wooden mantelpiece. Ceiling fitted 5 lamp decorative metal chandelier and matching wall lights. Dimplex storage heater, telephone outlet and satellite TV outlet.



DINING KITCHEN (4.77m x 3.78m max)



Large fitted kitchen with extensive modern oak wall and base units with satin steel handles. Task lighting. There is a built-in wine rack and large larder unit. Glazed cabinets built into a dresser unit with granite worktop. Corner fitted double sink unit with drainer and mixer tap. Splashback

to match worktop throughout. Built-in Ariston double oven and 6 ring gas hob with Baumatic extractor fan over. Indesit dishwasher. Plenty of space for a dining table and chairs. The kitchen has 3 deep alcove windows, two facing south and one west, with vertical blinds. The floor is laminated slate-effect tiles. Ceiling fitted spotlights over the cooking area and fluorescent light over the dining area.



A newly carpeted stairway leads to the first floor of the property, opening up onto a bright landing with original archway above the stairs. A window at one end looks out over the Fraser Park and at the other end there is a back door leading out into the garden.



BATHROOM (3.87m x 2.32m max)

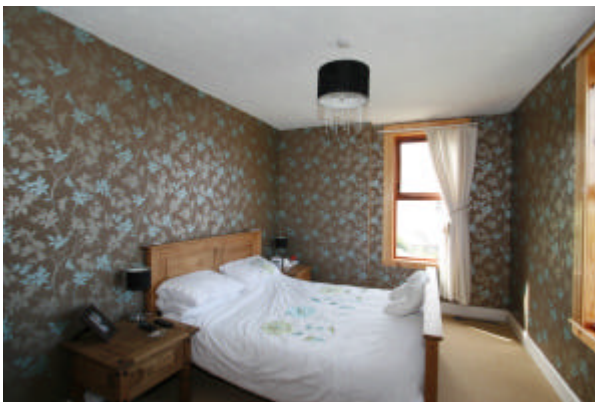
Large family bathroom with tiled floor (tiling extends partially up the walls). Underfloor heating. Modern white 3 piece suite, comprising large bath with glazed shower panel, tiled splash back and wall mounted mains shower. WC and pedestal wash hand basin with splashback tiling and illuminated mirror. Electric wall mounted towel rail. Large storage cupboard with double doors and smaller shelved cupboard above. Walk-in cupboard with sliding door which contains a large stainless steel

megaflo hot water tank and plumbing for washing machine and tumble dryer. Ceiling fitted spotlights. Roman blind on the window.



MASTER BEDROOM (4.61m x 3.03m max)

Attractively decorated double bedroom with west and south facing windows, giving outstanding views of the harbour, Port Arthur marina and the west entrance to Scalloway harbour. Small Dimplex storage heater, carpet, single pendant light, telephone socket TV aerial outlet.



BEDROOM 2 (4.30m x 3.03m max)

This is a west-facing room with views of Fraser Park and the harbour area. Raised dais area in one corner with built-in shelving above, handy for children's books and toys etc. Carpeted floor, pendant light. Small Dimplex storage heater.

BEDROOM 3 (4.25m x 2.36m max)

Bright and airy east facing room with large window looking on to the back garden. Alcove with shelves. Small Dimplex storage heater. Carpet, pendant light.

Another newly carpeted stair leads up to the second floor. There is a cupboard at

the head of the stairs under the eaves. Velux rooflight over the stairwell provides natural light on the stairwell. Loft hatch and pendant light.

BEDROOM 4 (4.31m x 3.67m max)

This room has a combed ceiling with Velux rooflight with blind, which gives a marvellous view out across the whole village and harbour area. Small built-in cupboard. Carpet. TV aerial outlet. Dimplex storage heater.



BEDROOM 5 (4.33m x 3.72m max)

This bedroom also has a combed ceiling with Velux rooflight with blind, which has a complete view of Fraser Park as well as the village and harbour. Fireplace with wooden surround (currently blocked up). Small hatch giving access to the eaves and hub for TV connections. Carpet. Dimplex storage heater. Pendant light. TV aerial outlet.

SHOWER ROOM (2.12m x 1.90m max)

East facing room with Velux roof light. Combed ceiling. Glass shower cabinet with Aquapanel walls and built-in mains shower. WC, wash hand basin with tiled splashback and fitted wall mirror above. Electric heated towel rail, 3 recessed low voltage lights. Vinyl flooring.

EXTERNAL

GARDEN

At the front of the property there is a large patio area with flower borders which benefits from the sun throughout most of the day during the summer months. There is a small wooden patio and a set of wooden stairs leading to the back garden,

which is fairly steep and laid out to lawn with a drying green and selected shrubs. There is a large retaining wall around the property with an iron balustrade and a hedge at the front, which affords the property a great deal of privacy.

GARAGE/SHEDS

There is a large shed at the front of the property, 2 sheds to the rear, one of which is fitted out as a studio/workshop and a garage with inspection pit and additional parking space at the top of the garden (accessed from Castle Street).

COUNCIL TAX BAND

Currently believed to be Band D.

ENTRY

Early entry available.

TRAVEL DIRECTIONS

New Road is part of the main access road into Scalloway, heading in a southerly direction to the junction with New Road/Main Street. No 1 is situated on your left before the mini roundabout.

CLOSING DATE

Parties wishing to be advised of a closing date should note their interest with the selling agent.

OFFERS TO

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View my properties at:
<http://www.neilrisk.com>

Views from the property:



Note: While the foregoing particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract. The dimensions given are approximate only and are not warranted. Photographs may have been taken with a wide angle lens.