



**2 SPRINGPARK ROAD
BALTASOUND
UNST
SHETLAND
ZE2 9DR**

This is a 3 bedroom one and a half storey, semi-detached house set in a scheme of 10 houses, in a quiet rural location next to Baltasound Voe with sea views. The property is in a run down condition and would benefit from modernisation; however it has great potential and would make a good starter home for a young family. Fully double glazed with an open fire in the lounge and electric storage heating. There is a separate garage and the property is within walking distance of the Skibhoull Shop and Bakery, Post Office and Public Hall.

VIEWING: Telephone my reception on 01595 695262 to arrange an appointment.

PRICE: Offers over £58,000 are invited.

**NORDHUS, NORTH NESS BUSINESS PARK, LERWICK, SHETLAND ZE1 0LZ
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THERE IS A HOME REPORT AVAILABLE.

Unst is connected to the adjacent island of Yell by a 10 minute ferry crossing from Belmont to Gutcher which runs throughout the day. A further regular 20 minute ferry service from Ulsta on Yell runs to Toft on mainland Shetland.

Baltasound is the population centre of Unst, the most northerly island in Shetland and the northern most part of the British Isles. There is a good variety of local amenities including Baltasound Junior High School which has nursery, primary and secondary departments, leisure centre with swimming pool, two general merchants (one with fuel pumps), Post Office, health centre, garage, hotel and small boat marina.

Unst is noted for it's scenery, wildlife and geology and provides a wide range of interests for visitors and residents alike.



This is a semi-detached, one and a half storey ex Council house in a scheme of 10 houses. Set in a quiet rural location next to Baltasound Voe with sea views. The property is in a run down condition and would benefit from modernisation; however it has great potential and would make a good starter home for a young family.

All carpets, floor coverings and curtains are included in the sale. The Tricity Bendix cooker, AEG Lavamat washing machine and Zanussi fridge/freezer are also included but no warranty is given about their condition or as to whether they are in working order.



Accommodation is on two levels and comprises:

On the Ground Floor: Entrance Porch, Outer Hallway, Kitchen, Inner Hallway, Lounge, Bedroom and Bathroom.

On the First Floor: Hallway, 2 Bedrooms.

Garage and Integral Outside Store.

ACCOMMODATION

Entering by half glazed door to

ENTRANCE PORCH

West facing window. Concrete floor and wall mounted exterior light.

Half glazed panel door leading to

OUTER HALLWAY

Coat hooks, single pendant light and vinyl floor.

KITCHEN (2.41m x 3.43m max excluding the chimney alcove)



South facing window with views of Baltasound Voe. Fitted kitchen, stainless steel sink and drainer. Tiled splash back to worktop area. Airing cupboard with electric hot water immersion tank, further small cupboard with the consumer units and a large cupboard with shelves. Tricity Bendix cooker, AEG Lavamat washing machine and Zanussi fridge/freezer. Fluorescent light, vinyl flooring and curtains.



INNER HALLWAY

Dimplex storage heater, single pendant light, carpet. Carpeted staircase to first floor.

LOUNGE (4.79m x 3.42m max)

South facing window with views of Baltasound Voe. Open fire with tiled surround and hearth, Dimplex storage heater. Single pendant light, carpet and curtains.



BEDROOM 3 (3.03m x 2.70m max)

North facing window overlooking the back garden. Built-in cupboard with shelves, Dimplex storage heater, single pendant light, carpet and curtains.



BATHROOM (1.96m x 1.76m max)

Three piece white bathroom suite with splash back to bath and sink areas. Dimplex electric heated towel rail, wall mounted bar heater, single pendant light, vinyl flooring and curtains.



Carpeted stair leading to upper floor. Half landing with large dormer window giving an airy aspect to the hallway at both levels. Curtains.

First Floor:-

UPPER HALLWAY

Cupboard giving access to area under the eaves which can be used for storage. Hatch to loft. Single pendant light, carpet.

BEDROOM 1 (3.76m x 3.50m max excluding alcove and window)

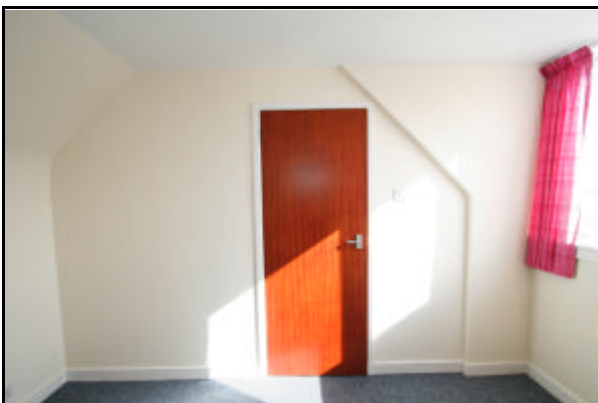


Bright room with large south facing dormer window overlooking Baltasound Voe. Dimplex storage heater, single pendant light, carpet and curtains.



BEDROOM 2 (3.01m x 3.51m max excluding alcoves and window)

Bright room with large south facing dormer window overlooking Baltasound Voe. Cupboard with further door giving access to the area under the eaves where the cold water tank is located. Dimplex storage heater, single pendant light, carpet and curtains.



EXTERNAL

SINGLE GARAGE

Detached single garage.

Large enclosed garden with post and wire fencing. There is an integral OUTSIDE STORE/COAL CELLAR at the west side of the house behind the Entrance Porch.



COUNCIL TAX BAND

Currently Band A.

ENTRY

Early entry available.

TRAVEL DIRECTIONS

Proceed on the A968 following signs for Post Office, drive past the Millburn Park Housing Scheme and Baltasound Public Hall, the road takes a right turn to the north, with a minor road going in an easterly direction towards Bunes House, the house is the first house beyond the junction.

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:
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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.