



**BONHOGA
MID YELL
YELL
SHETLAND
ZE2 9BN**

Stone built two bedroomed cottage situated on the Island of Yell which has excellent inter-island ferry links to the Shetland Mainland. The cottage is fully double glazed, has oil fired central heating and is set in a partially enclosed garden. There is an old cottage which is currently being used as a store and a separate shed. The property is within walking distance of all local amenities.

VIEWING: Telephone 01957 702389 to arrange an appointment.

PRICE: Offers over £72,000 are invited.

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Yell is the largest of the North Isles, having a population of just under 1000. The ro-ro ferry crosses from Toft on the Shetland Mainland to Ulsta on the isle of Yell on a regular basis throughout the day, taking 15 minutes. Bonhoga is approximately 10½ miles from Ulsta. The ro-ro ferries to Unst and Fetlar leave from Gutcher.

Yell has much to offer to wildlife enthusiasts, hill walkers and those who simply want peace and quiet. It is also noted for its scenery and geology and provides a wide range of interests for visitors and residents alike. Crofting is a way of life on the island.

Mid Yell is the main centre of population on the island, there is a Shop with Post Office, Junior High School, Primary School and Nursery, Public Hall, Doctor's Surgery and Leisure Centre with a swimming pool.

Bonhoga would make an ideal starter home for a young family or couple. It is in move-into condition and has an easterly aspect with views towards Linkshouse Pier and the island of Fetlar. The house is of traditional construction with low coombed ceilings in the upstairs. All windows are double glazed and heating is by way of oil fired central heating.



All carpets, floor coverings, curtains, light fittings are included in the sale together with the Hotpoint fridge, Whirlpool freezer, Hotpoint dishwasher, Indesit washing machine and Sky satellite dish but no warranty is given about their condition or as to whether they are in working order. Some furniture may be available for sale by separate negotiation.



Accommodation is on two levels and comprises:

On the Ground Floor: Vestibule, Hallway, Open Plan Lounge/Diner, Kitchen and Bathroom.

On the First Floor: Study Area and 2 Bedrooms.

ACCOMMODATION

Entering by half glazed timber door with glazed side panel to

VESTIBULE

Coathooks and single pendant light.

Half glazed door with glazed panel leading to

HALLWAY

Giving access to the Kitchen, the Lounge/Diner and Bathroom

OPEN PLAN LOUNGE AND DINER (8.60m x 3.44m max)

The Lounge area has an east facing window with deep alcove. Electric stove in a tiled fireplace with wooden fire surround. Sky television aerial outlet. Telephone socket. Single pendant light, carpet and curtains on wooden pole.

There is an open tread wooden staircase to the upper floor which rises from the middle of the room effectively separating the two areas.



The Dining area is on a raised dais and has 2 windows facing east and west with deep alcoves. Central heating radiator, single pendant light, laminate flooring and curtains on wooden poles.



KITCHEN (3.91m x 2.37m max)



Bright, airy dual aspect room with windows facing east towards Linkshouse Pier and Fetlar and south towards Hillend. Fitted kitchen units with concealed lighting providing illumination to work surfaces. Stainless steel Ariston 4 burner gas hob extractor fan above, built-in eye level

stainless steel Prima oven. 1.5 cast resin sink, drainer with mixer tap. Fridge, freezer, dishwasher and washing machine. Peninsula providing extra workspace or eating area. Clothes pulley, central heating radiator, 2 chrome ceiling fitted spotlights, vinyl flooring and curtains on decorative metal curtain poles.



BATHROOM (1.96m x 1.65m max)

Three piece white bathroom suite with shower over the bath (bath is not full sized), shower curtain. Aqua panel around bath and sink areas. Fitted shelves, large mirror. Central heating radiator, single pendant light, vinyl flooring and curtains.

FIRST FLOOR:-

UPPER LANDING (4.68m x 2.22m max)

Laid out as an open plan office/hobby area. Coombed ceiling, Velux roof light, built-in cupboard, central heating radiator, ceiling fitted spotlights and laminate flooring.



BEDROOM 1 (4.76m x 2.45m max)

East facing room with view towards Linkshouse Pier and Fetlar. Coombed ceiling, central heating radiator, ceiling fitted spotlights, curtains on wooden pole.

BEDROOM 2 (2.63m x 2.04m max)

Coombed ceiling, Velux roof light, built-in cupboard, ceiling fitted spotlights and carpet.

EXTERNAL

OLD COTTAGE (5.45m x 3.78m max)

Presently being used as a shed this stone built cottage has a concrete floor, power, and shelving. The boiler for the central heating system and hot water is housed here.



SHED (2.70m x 2.40m max)

Large driveway with ample parking for more than 6 vehicles. Cold water supply.

The boundaries are not defined but can be seen on the attach plan. There is an enclosed garden at the front of the cottage overlooking Linkshouse Pier and Fetlar. Concrete path around the front of the cottage and a small lawn with a ground fixing for a rotary airer (whirligig).

The back garden has a gate with pedestrian access to the back lane.

COUNCIL TAX BAND

Currently Band A.

ENTRY

Entry by arrangement, June 2010 onwards.

TRAVEL DIRECTIONS

Travelling north from Ulsta, take the turning for Mid Yell, follow the road directions for the pier, the house is the first turning on the left beyond the public hall as you follow the curve of the road to the right.

CLOSING DATE



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

OFFERS TO

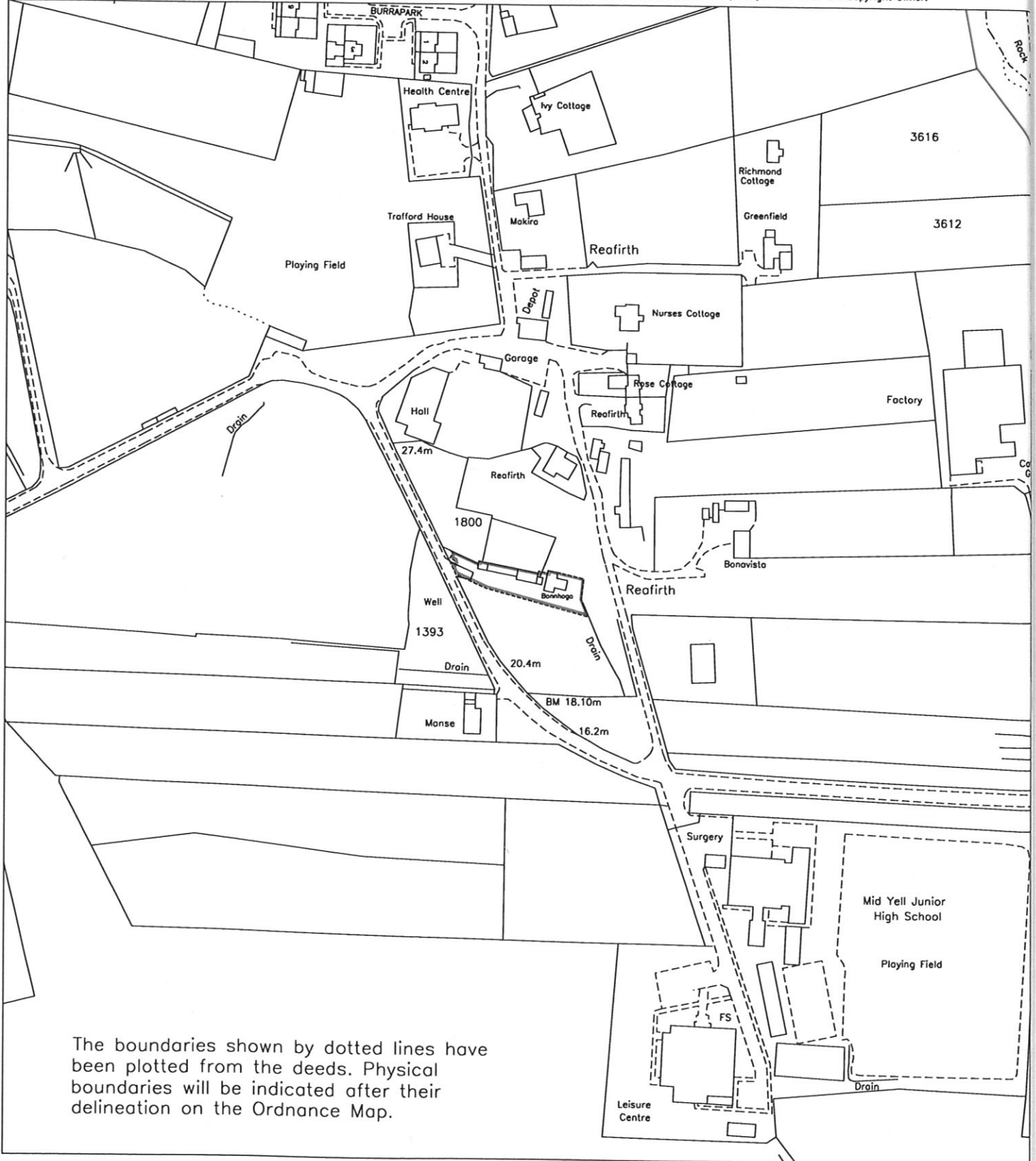
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Note: While the foregoing particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract. The dimensions given are approximate only and are not warranted. Photographs may have been taken with a wide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

 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	3686 3/6/2008	OAZ5727
 ORDNANCE SURVEY NATIONAL GRID REFERENCE	Scale	
	1/2500	
HU5090 HU5190 HU5091 HU5191	Survey Scale	
	1/2500	

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The boundaries shown by dotted lines have been plotted from the deeds. Physical boundaries will be indicated after their delineation on the Ordnance Map.