



**FOGRALEA
OLLIGARTH
WHITENESS
SHETLAND
ZE2 9GJ**

Spacious south-facing single-storey detached dwellinghouse (built c. 1994) situated in elevated position with superlative views of Stromfirth and Whiteness Voes. The property is in move-into condition, has a large integral garage/workshop, and is set in a large well-maintained garden. Fully double-glazed, with oil fired central heating. Lerwick, just 10 miles away, is within easy commuting distance.

VIEWING: Telephone the seller on 01595 830442 to arrange an appointment.

FIXED PRICE: £225,000

NORDHUS, NORTH NESS BUSINESS PARK, LERWICK, SHETLAND ZE1 0LZ

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This is a very spacious south-facing single storey detached property set back from the road in an elevated position, with exceptional views over Stromfirth and Whiteness Voes. It is set in a large well-maintained garden with ranch style fencing, a stone patio area to the rear of the property and a newly built decking area at the front of the property affording panoramic sea views.



There are 2 local shops in the area, one just to the south and another slightly further to the north at Weisdale. The Whiteness Primary School is just to the north, and there is a local village hall and football pitch/play area.

Accommodation comprises: vestibule, hall, lounge, dining room, kitchen, master bedroom with en-suite bathroom, 2 further double bedrooms, bathroom, separate shower room, utility room and integral garage/workshop.

All carpets and fixed floor coverings, curtains and blinds and light fittings are included in the sale.

THERE IS A HOME REPORT AVAILABLE.

ACCOMMODATION

Accommodation comprises: -

VESTIBULE (1.85m x 1.55m max)

Covered porch area with external light leading to double glazed hardwood door with glazed side panel to the vestibule. Wooden laminate flooring, with further pine glazed door with glazed side panel leading to the hallway.

HALLWAY (8.15m x 1.95m max, extending to 3.75m at widest point)

Large spacious hall with pine panelled doors to all rooms and plenty of natural light from glazed internal panels and doors to the lounge and dining room. Feature v-lining on the wall leading to the dining room. Two large cupboards, one for coats etc and the other a shelved linen cupboard. Hatch with sliding ladder giving access to the partially floored loft, which has substantial storage space available. Two small central heating radiators, telephone point.



LOUNGE (6.31m x 4.96m max)

This is a bright well appointed and spacious room with south-facing triple window and windows to the east and west enjoying superb views out across Stromfirth and Whiteness Voes. Feature "stone" effect fireplace with built-in electric log-effect fire, channel lining on one wall and a small alcove fitted out with shelves. Ceiling cornice, inset ceiling lights, spotlights and a central ceiling light. Large central heating radiator, satellite TV point. Carpet and curtains.





DINING ROOM (4.17m x 3.61m max)

Well proportioned bright and airy room with large south-facing window, enjoying the view of the Voes. Glazed wall provides natural light in the hall. Channel lining on one wall, glass serving hatch to the kitchen. Central heating radiator. Five lamp ceiling light. Carpet and curtains.



KITCHEN (4.41m x 4.65m max)

This is a large south-facing kitchen, with extensive cupboard and worktop space, including peninsula unit. Fitted units with Siemens appliances, including double oven, hob, microwave, concealed cooker hood, refrigerator and dishwasher. Stainless steel 1½ sink and drainer. Tiled splash backs. Tall pull-out larder unit, corner carousel units, integral wine rack and worktop lighting. Glazed serving hatch to dining room. There is also plenty of space for table and chairs. TV aerial outlet, telephone socket, 4 fitted spotlights. Central heating radiator. The flooring is laminate, and there is a roman blind on the window. Door leading out to the garage.



MASTER BEDROOM (3.86m x 4.56m max, excluding fitted wardrobe units)



This is a large north-facing room with extensive fitted cupboards with shelves and hanging rails. Fitted vanity unit and shelves. Full length wall mirror, vanity unit and matching bedside cabinets included in the sale. TV and telephone points, central heating radiator. Curtains, carpet and single pendant light.



EN-SUITE BATHROOM (2.35m x 2.22m max)

Aquapanel lined bathroom with corner bath with Triton T80 electric shower over and folding glazed shower screen. WC, bidet and wash hand basin set in cupboard unit. Small medicine cabinet. Small central

heating radiator, extractor fan, carpet which matches bedroom carpet, curtains.

SHOWER ROOM (2.36m x 1.66m max)

Aquapanel lined shower room with large shower unit with Triton T80 electric shower and glazed screen. WC and wash hand basin. Central heating radiator, extractor fan, towel rail. Carpet and ceiling light.

BATHROOM (3.56m x 2.05m max)

With Jacuzzi corner bath, WC, bidet and wash hand basin. Fitted vanity unit, pine fittings (2 towel rails, mirror and shelf). The walls are Aquapanel lined. Extractor fan, ceiling light, carpet, curtains.

UTILITY ROOM (3.56m x 1.63m max, excluding cupboards)

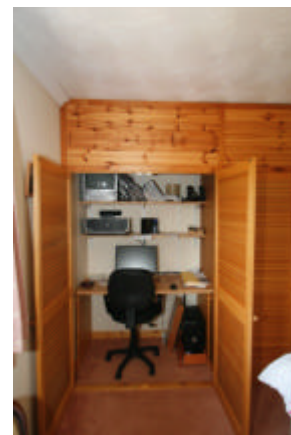


With extensive fitted cupboards along one wall providing plenty of storage space and also including a shelved linen cupboard housing the hot water tank and Worcester Danesmoor oil fired boiler which supplies the central heating radiators throughout the house. Further fitted cupboard and worktop with stainless steel sink and drainer. Plumbed for washing machine (not included). Tiled splash back, vinyl flooring and radiator. North-facing glazed back door and window, both with roller blinds. Fluorescent ceiling light.

BEDROOM 2 (5.04m x 3.56m max)

Large north-facing room with fitted wardrobes, one of which has been fitted out for a computer workstation with wall shelving above and integral lighting (computer not included), the other has a hanging rail and shelves. Matching unit with wash hand basin and cupboard space below and large wall mirror and shaving

light over. TV and telephone points. Central heating radiator. Single pendant light, carpet and curtains.



BEDROOM 3 (3.65m x 3.97m max)



This room is currently being used as a study. It has views east over Stromfirth Loch. There is a built-in sink and vanity unit. Central heating radiator, telephone outlet, single pendant light, carpet and curtains.

GARAGE (5.04m x 4.22m max)

The garage is divided from the workshop by means of a removable stud partition. Electric remote control steel roller garage door, concrete floor and west facing

window. Cold water tap, several sets of sockets, fluorescent ceiling light.

WORKSHOP (4.64m x 4.30m max)

North facing window and door out to the back garden. There are folding doors so that the workshop can be closed off from the garage and separately heated. Concrete floor. Three fluorescent ceiling lights. Two workbenches (included in the sale).

EXTERNAL

GARDEN



View from the lounge

The garden is well-established and maintained, laid out with lawns, flower beds, a rockery and Ratchie quarry stone retaining walls. Brick paved driveway/parking area leading to the garage. Concrete path leading to the front door and around to the rear of the property, where there is also a stone patio area which benefits from evening sun during the summer months. Rotary dryer.

There is a newly built deck at the front of the property with fine sea views. The oil tank is situated to the rear of the property. External lights by both doors and also along the path.



GARDEN SHED

Substantial pine garden shed with fitted shelves. Also houses the Clark Power 8hp generator which provides electricity to the house in the event of a power cut, with exhaust port.

COUNCIL TAX BAND

Understood to currently be Band F.

ENTRY

By arrangement.

TRAVEL DIRECTIONS

Approaching from Lerwick, drive to the Whiteness Shop. About 1/3 mile past the shop and the small bridge at Strom, take the turning to the right which leads to 2 tracks separated by a stone dyke. The left hand track leads to Fogralea.

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.