



**LYNWOOD  
HILLEN  
MID YELL  
SHETLAND  
ZE2 9BJ**

Traditional 4 bedroom whitewashed cottage set in a large mature garden with fine views over Mid Yell and the island of Hascosay in the background. Fully double glazed with oil fired central heating and an open fire. Large single garage. The island of Yell has excellent inter-island ferry links to the Shetland Mainland. The property is within walking distance of all local amenities.

**VIEWING:**

Telephone the seller on 01957 702358 or 07760 460131 to arrange an appointment.

**PRICE:**

Offers over £100,000 are invited.

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

**TEL (01595) 695262 FAX (01595) 695331**

**email: [mail@neilrisk.com](mailto:mail@neilrisk.com)**

**website: [www.neilrisk.com](http://www.neilrisk.com)**

## THERE IS A HOME REPORT AVAILABLE.

The cottage is stone built with typically thick walls, all windows are double glazed plastic units and heating is by way of oil fired central heating; however there is an open fire in the Lounge. Most internal ground floor doors have glazed panels creating a light, airy feeling. The property would benefit from some modernisation and general maintenance.

The ro-ro ferry crosses from the Shetland Mainland to Ulsta on the isle of Yell on a regular basis throughout the day. The cottage is approximately 8 miles from Ulsta and about 9 miles from the ro-ro ferry to the isle of Unst.

Mid Yell has a General Merchants, Junior High School and Primary School, Public Hall, Doctor's Surgery and Leisure Centre with a swimming pool. The Hilltop Bar is within walking distance.



## ACCOMMODATION

Accommodation comprises:

On the Ground Floor: Vestibule, Hallway, Lounge, Kitchen, Sun Porch, 2 Bedrooms and Bathroom.

On the First Floor: 2 Bedrooms.

Large Single Garage.

Entering by half glazed hardwood door to

### VESTIBULE

Two small side windows provide additional natural light. Consumer units, coat hooks, ceiling fitted light and tiled floor.

Glazed panel door giving access to:-

### HALLWAY

Built-in cupboard and alcove. Central heating radiator, ceiling fitted low voltage spotlights and oak flooring. Staircase leading to First Floor.

### LOUNGE (3.79m x 3.90m max)



East facing room overlooking the front garden. Open fire with granite hearth and carved wood surround. Alcove with 3 fitted shelves. Sky satellite outlet and telephone socket. Central heating radiator, pendant ceiling light with 3 lamps on dimmer and 2 picture lights. Carpet and curtains on wooden curtain pole.

### **KITCHEN** (3.76m x 3.45m max)



West facing room overlooking the back garden. Fitted kitchen units, 1.5 sink and drainer with mixer tap, tiled splash back to worktop area. Baumatic 5 burner gas hob, electric single oven, fridge freezer, wall mounted television stand, clothes pulley. Central heating radiator, ceiling fitted low voltage spotlights, laminate flooring and window blind.

Glazed panel door leads to the Sun Porch.

### **SUN PORCH** (2.85m x 1.85m max)



East, south and west facing double glazed windows and polycarbonate roof. Central heating radiator, single pendant light and tiled floor. Half glazed hardwood door giving access to the garden.

### **BEDROOM 1** (3.36m x 3.93m max)



East facing room. Central heating radiator, single pendant light, carpet and curtains.

### **BEDROOM 2** (3.97m x 2.42m max)

West facing window. Cupboard with fitted shelves and a curtain on wooden pole. Central heating radiator, single pendant light, carpet and curtains.

### **UTILITY ROOM** (2.74m x 1.16m max)

Worcester Heatslave 20/25 boiler for oil fired central heating system. Fitted shelves for linen.

### **BATHROOM** (2.41m x 1.93m max)

White toilet, sink, shower cubicle with glazed enclosure and electric shower. Aqua panelling to the shower and sink areas. Central heating radiator with fitted towel rail, 3 ceiling fitted spotlights and ceramic tiled floor.

Carpeted staircase from the Hallway leading to the

### **First Floor:**

Velux rooflight over stairwell.

### **BEDROOM 3** (4.38m x 3.60m max)

Coombed ceiling with east facing dormer window. Small cupboard in eaves space, central heating radiator, single pendant light and carpet.

#### **BEDROOM 4** (3.84m x 3.66m max)

Coombed ceiling with east facing dormer window. Built-in cupboard with hanging rail, central heating radiator, single pendant light and carpet.

#### **EXTERNAL**

#### **LARGE SINGLE GARAGE** (5.90m x 5.10m max)

Large garage with wooden door, suitable for keeping one car under cover. Concrete floor and workbench.

#### **GARDEN**

Set in a large mature garden, patio area to the front of the house with steps leading down to a lawn area with a variety of bushes and flowers. There is a vegetable plot, rockeries and small patio area at the rear of the house.

There is ample parking space.

#### **COUNCIL TAX BAND**

Currently Band A.

#### **ENTRY**

Early entry available.

#### **TRAVEL DIRECTIONS**

Proceed along the public road to Mid Yell past the old school and turn left towards the pier; the house is on your right just after the junction behind the Hilltop Bar.



#### **CLOSING DATE**

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

#### **OFFERS TO**

Neil Risk, Solicitor and Estate Agent, Nordhus, North Ness Business Park, Lerwick, Shetland, ZE1 0LZ. Telephone (01595) 695262. Fax (01595) 695331. E-mail: [mail@neilrisk.com](mailto:mail@neilrisk.com)

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

**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.