



**SEAFIELD
WALLS
SHETLAND
ZE2 9PF**

A rare opportunity to purchase a 3 bedroomed house situated on the north shore of Vaila Sound with it's own stone jetty and shingle beach. There are also the stone walls of a former detached two storey house to the north of the main house. The main house has a large stone walled garden with two detached outbuildings. The property is in the centre of the village and within walking distance of all local amenities.

VIEWING: Telephone 01878 700883 to arrange an appointment.

PRICE: Offers over £142,000 are invited.

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THERE IS A HOME REPORT AVAILABLE.

Seafield is approximately 25 miles travelling distance from Lerwick and on a regular bus route.

There are a wide range of facilities in the village of Walls including a primary school and nursery, general merchant's shop with petrol pumps and Post Office, bakery, Care Centre, public hall, health centre, swimming pool, churches, boating club, pier, marina, garage, camping böd and community garden. The secondary school for the area is in Aith which is 12 miles away and transport is provided by Shetland Islands Council. There is also a leisure centre with swimming pool in Aith.

Walls is very much a village community which is reflected in the facilities which are available. It is also set in an area of outstanding scenic beauty. There are excellent walks on the west side of Shetland and the area is noted for it's wildlife.



This is a detached storey and a half house thought to be approaching 200 years old, with a single storey extension to the rear. It is a listed C(S) category building. All windows in the old part of the house have deep alcoves and are all double glazed

units. There is oil fired central heating which also provides the hot water.

All carpets, floor coverings, blinds, the washing machine, cooker, dishwasher and fridge/freezer are included in the sale.

ACCOMMODATION

Accommodation is on two levels and comprises:

Ground Floor: Porch, Livingroom, Kitchen, Bedroom, Shower Room and Vestibule.

First Floor: 2 Bedrooms.

Two detached outbuildings and derelict former detached two storey house.

VESTIBULE

Entering by half glazed wooden door at the side of the house. Coat hooks, hanging rail and shelf. Single pendant light and tiled floor.

SHOWER ROOM (1.70m x 2.21m max)

Accessed from the Vestibule. Corner shower unit with glass door. White toilet and sink. Central heating radiator, ceiling light and tiled floor.

KITCHEN (3.80m x 3m max)



West facing with views of Vaila Sound. Fitted kitchen units, stainless steel sink and drainer, tiled splash back. Alcove cupboard. Cannon 4 burner gas cooker with Hotpoint extractor above. Zanussi Aquasave dishwasher, Zanussi washing

machine and fridge/freezer. Central heating radiator, ceiling fitted low voltage spotlights and laminate floor.



HALLWAY

Wooden staircase leading to the First Floor. Cupboard under the stairs. Clothes pulley. Central heating radiator, single pendant light and carpet.

LIVINGROOM (3.93m x 4.04m max)

Two steps leading down to the Livingroom. East and west facing windows. Wooden fire surround and tiled hearth, the fireplace has been sealed up. Telephone and television sockets. Timber ceiling, single pendant light, central heating radiator and carpet.



BEDROOM 3 (3.17m x 4.18m max)

This east facing room has previously been used as a Dining Room. Rayburn range cooker (not working), tiled hearth and fire surround with wooden mantelpiece. Airing cupboard which houses the Rhino combi 90 balanced flue boiler. Alcove with shelves. Single pendant light, carpet and blind.

PORCH

Half glazed wooden exterior door giving access to the front garden.

FIRST FLOOR:

UPPER HALLWAY

West facing Velux rooflights, coombed ceiling.

MAIN BEDROOM (5.61m x 4.10m max)

There is a moveable room divider creating two separate areas. Coombed ceiling, 3 inset low voltage spotlights, laminate flooring throughout.

The first area is set out as a study with 2 Velux rooflights and 2 internal windows.

The second area is used as a sleeping area and has a small low level east facing window overlooking the garden. 2 alcoves with shelves and a further alcove. Central heating radiator.

BEDROOM 2 (3.20m x 3.36m max)

North and east facing windows, coombed ceiling. Built-in cupboard with hanging rail and shelves. Hatch to loft. Single pendant light and wooden Venetian blinds.



EXTERNAL

GARDEN

Large stone walled garden around the main house. There is a concrete path from the back door towards the shore.

The site slopes down from the house to the shore where the stone jetty is situated.



See attached plan showing the boundaries of the property.

OUTBUILDINGS

There are two detached outbuildings of concrete blockwork construction, with corrugated steel roofs and earth floors. Separately there are also the stone walls of a former detached two storey house to the north of the main house. Situated on open ground which may offer potential for development, subject to receiving the necessary consents from Shetland Islands Council.



COUNCIL TAX BAND

Currently Band A.

ENTRY

End of August 2010 onwards.

TRAVEL DIRECTIONS

Turn left over the bridge at the Walls Shop and opposite the shop car park, there is a small fork in the road, take the right hand turn along the track and the house is the first on 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.

