



## 1 BATAVIA

Uyeasound, Unst, Shetland, ZE2 9DL

**Offers Over £90,000**

1 Batavia is a sizable 6 bedroomed semi-detached house in the idyllic village of Uyeasound, on the island of Unst. The property is west facing in a location with stunning sea and loch views. 1 Batavia could provide a large family home and also has the potential to be developed into a successful guest house in a thriving area of Shetland. Viewing is highly recommended.

**Viewing**

**Energy Efficiency Rating**

**Entry**

**Council Tax**

**Home Report Available?**

**Telephone 01957 755360**

Band E (49)

Early entry available.

Currently Band A

Yes

## ACCOMMODATION

### Ground Floor

- Hallway (5.45m x 2.14m)
- Living Room (5.45m x 3.07m)
- Dining Kitchen (L-shaped, 5.87m x 2.25m, 3.56m x 2.25m)
- WC (1.43m x 1.28m)
- Rear Vestibule (1.97m x 1.31m)

### First Floor

- Landing (3.85m x 2.80m)
- Bathroom (2.59m x 2.13m)
- Shower Room (2.78m x 1.53m)
- Bedroom 1 (3.61m x 3.46m)
- Bedroom 2 (4.82m x 2.40m)

### Second Floor

- Landing
- Bedroom 3 (4.73m x 3.05m)
- Bedroom 4 (2.80m x 2.68m)
- Bedroom 5 (4.57m x 2.72m)
- Office / Bedroom 6 (3.87m x 2.43m)

## SERVICES

Electricity – Mains

Water - Mains

Drainage – Septic Tank & Direct Outflow Pipe

Telephone – Connected, BT

Broadband – Connected, BT

Satellite TV – Connected, Sky TV

Heating – Oil-fired Central Heating & Open Fire

## DIRECTIONS

Travelling north on the A968 from the Belmont Ferry Terminal towards Baltasound and Haroldswick, turn right at the junction for Uyeasound. Follow the B908 down towards the pier, and take a left at the sign for Muness. Turn left again at the next junction and follow the road past the hall and around the bay. 1 Batavia is located on the left-hand side of the road, beyond the Easter Loch and the new build bungalow.

Unst is the most northerly island in Shetland, and thus the most northerly of the British Isles. Noted for its stunning scenery, geology, history and abundance of wildlife, the island is increasingly popular with both visitors and Shetland residents alike. Home to a National Nature Reserve hosting a wealth of important sea bird colonies, and arguably some of the world's most beautiful cliffs and beaches, Unst is an ideal place for nature lovers and those seeking outdoor adventure.

Recently the Unst community has benefited greatly from UnstFest – an annual summer festival showcasing all that the island has to offer, and attracting hundreds of visitors each year as featured in the 2016 BBC series 'An Island Parish'. Other highlights of the calendar include the popular country show and the newly established Shetland Reel music festival.

The island is home to approximately 600 local residents, with Baltasound as the population centre. There is a good variety of local amenities including Baltasound Junior High School which has nursery, primary and secondary departments. School transport is provided by Shetland Islands Council. Other amenities include a leisure centre with swimming pool, grocery shops, a Post Office, garage with fuel pumps, health centre, hotel and a small boat marina. There are also weekly visits by the bank and hairdressers.

1 Batavia is situated approximately 6 miles from Baltasound, in the small village of Uyeasound. Located in Uyeasound is a range of popular historical sites such as Greenwell's Booth, a 17th century stone house. Uyeasound also has a popular youth hostel, Gardiesfauld, which is a short 10 minute walk from 1 Batavia. The situation of the property means that it has great potential to be developed as a guest house, as well as a residential home.

Uyeasound is approximately 52 miles north of Shetland's capital Lerwick by road, and involves 2 inter-island ferry crossings. A ro-ro ferry runs from Toft on the Shetland mainland to Ulsta at the south end of the island of Yell. Arriving in Yell, follow the signs to Gutcher at the north end of Yell. Most ferries run direct from Gutcher to Belmont at the south end of Unst, others stop in Fetlar before arriving in Belmont. Ferries are regular, and a timetable can be found at the following link: <http://www.shetland.gov.uk/ferries/timetable.asp>

For more information on the island of Unst and all it has to offer, please visit: [www.unst.org](http://www.unst.org)

The sale of 1 Batavia includes all fixtures and fittings, and some furniture may be available to purchase by separate negotiation.



1 Batavia from front.



Situation of 1 Batavia, the second property on the left.



View north, showing loch and driveway.



Hallway



Living Room



Kitchen



Kitchen



Kitchen



WC



First Floor Landing



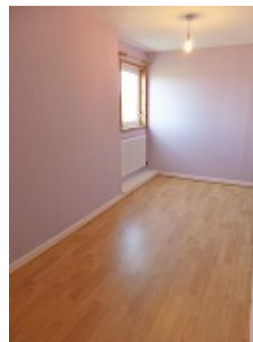
Bedroom 1



Bathroom



Shower Room



Bedroom 3



Bedroom 4



Bedroom 5



Office / Bedroom 6

**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.**

**Neil Risk, Solicitor & Estate Agent**

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