



## ISLA

Hillside, Voe, Shetland, ZE2 9PT

**Offers Over £210,000**

Isla is a 3-bedroomed detached bungalow. It would make great family home, benefitting from bright spacious rooms and it is neutrally decorated. The relatively large site also offers scope to create a garden area with plenty of space to enjoy the outdoors. A sizable driveway provides parking for several vehicles. Isla overlooks the village of Voe and has uninterrupted views of the surrounding rural countryside. The west facing balcony enjoys the afternoon/evening sun and sea views. Viewing is recommended.

**Viewing**

**Energy Efficiency Rating**

**Entry**

**Council Tax**

**Home Report Available?**

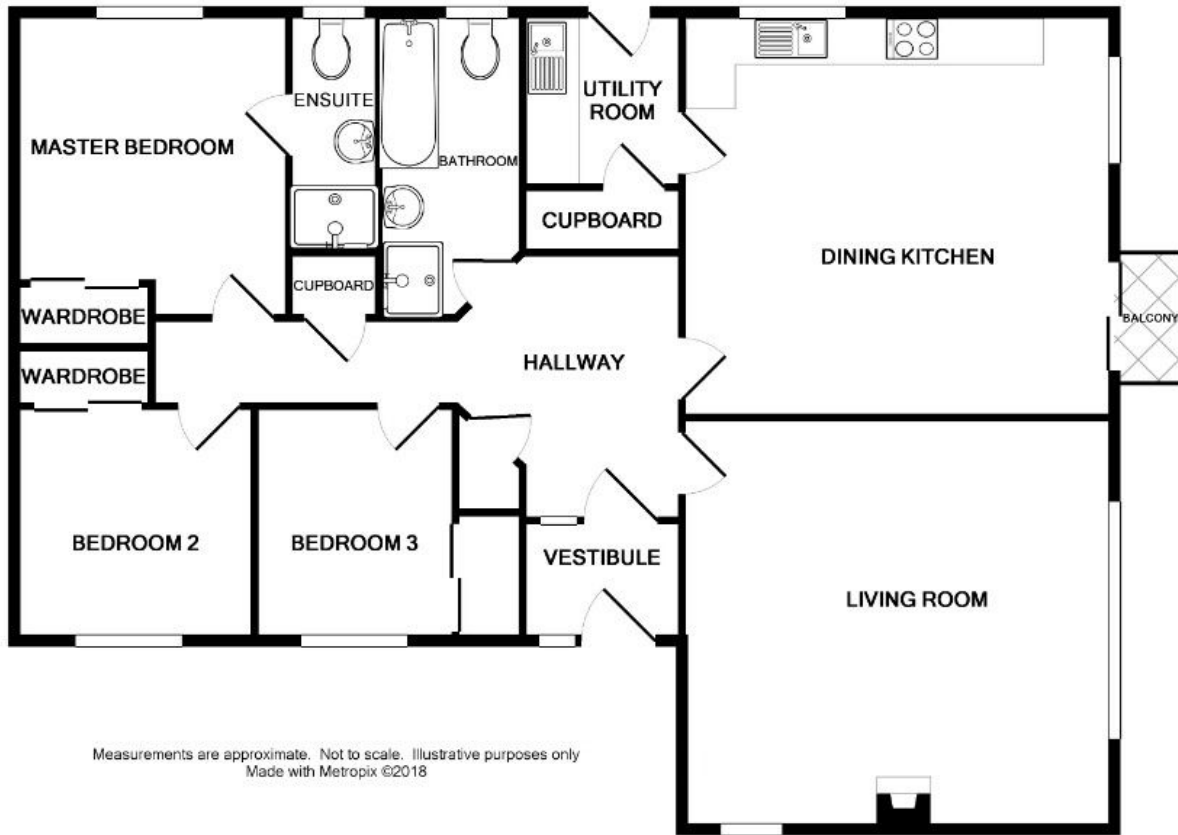
**Telephone 01806 588254 or 07584 375 556**

B (86)

Subject to completion of legal formalities.

Currently Band D

Yes



Measurements are approximate. Not to scale. Illustrative purposes only  
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## ACCOMMODATION

- Vestibule (1.91m x 1.56m)
- Hallway (L-shaped; 3.17m x 1.91m, 3.70m x 1.06m)
- Living Room (5.29m x 4.99m)
- Dining Kitchen (5.26m x 4.99m)
- Utility Room (2.14m x 1.92m)
- Master Bedroom (3.36m x 3.31m)
- Master En-Suite (2.66m x 1.01m)
- Bedroom 2 (2.94m x 2.93m)
- Bedroom 3 (2.92m x 2.57m)
- Bathroom (2.82m x 1.71m)

## SERVICES

Electricity - Mains

Water - Mains

Drainage - Mains

Heating – Oil-fired central heating; multi-fuel stove in Living Room

## DIRECTIONS

Driving north from Lerwick turn right at Voe, following the signs to the North Isles and Toft. Passing Norderhoull on the left hand side, take the next right turn. Isla is the first property on the right.

The village of Voe is situated in the central mainland of Shetland, approximately 17 miles from Lerwick and approximately 6 miles from the nearby village of Brae. Voe has a range of local amenities such as a bakery shop with fuel pumps, village hall and popular restaurant & bar. The village hosts community events throughout the year, most notably the country show in Summer which is always well-attended.

The nearby village of Brae also has a range of local amenities; a supermarket, primary school and junior high school, leisure centre with swimming pool and garage to name but a few.

As well as being within easy commuting distance of Brae, Sullom Voe and the Gas Plant, Isla is also a 25 minute drive from Lerwick.

The sale of Isla includes all fixtures, fittings, curtains and blinds. The property was built circa 2012/13 and there are still some minor works outstanding, reflected in the valuation. The site is ready for landscaping, allowing a new owner to apply their own character to Isla. Please note that the garden shed is not included in the sale.



Isla



Hallway, with vestibule to the left.



Living Room



Living Room



Living Room



Dining Kitchen



Dining Kitchen



Dining Kitchen



Dining Kitchen



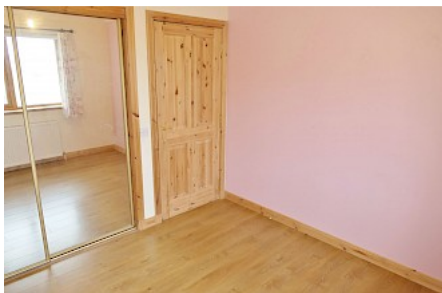
Utility Room



Master Bedroom



Master Bedroom



Bedroom 3



Bathroom



Bathroom



Isla from west roadside, showing balcony.



Rear view



Isla from east roadside, showing driveway.

**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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