



## FIRTH OLD SCHOOL

Mossbank, Shetland, ZE2 9RB

Offers Over £105,000

### Valuation of £115,000

Exciting and unique opportunity to purchase this former school, now converted into an attractive 2-bedroomed semi-detached house with an abundance of character. This 1 ½ storey property is decorated with modern furnishings, while still maintaining the features of the school – including built-in wooden classroom partitions. Not only would the Old School make a lovely family home, the property would also make brilliant self-catering accommodation due to its history and charm. The Firth Old School is set in a good-sized garden with sea views, and viewing is highly recommended.

**Viewing**

**Energy Efficiency Rating**

**Entry**

**Council Tax**

**Home Report Available?**

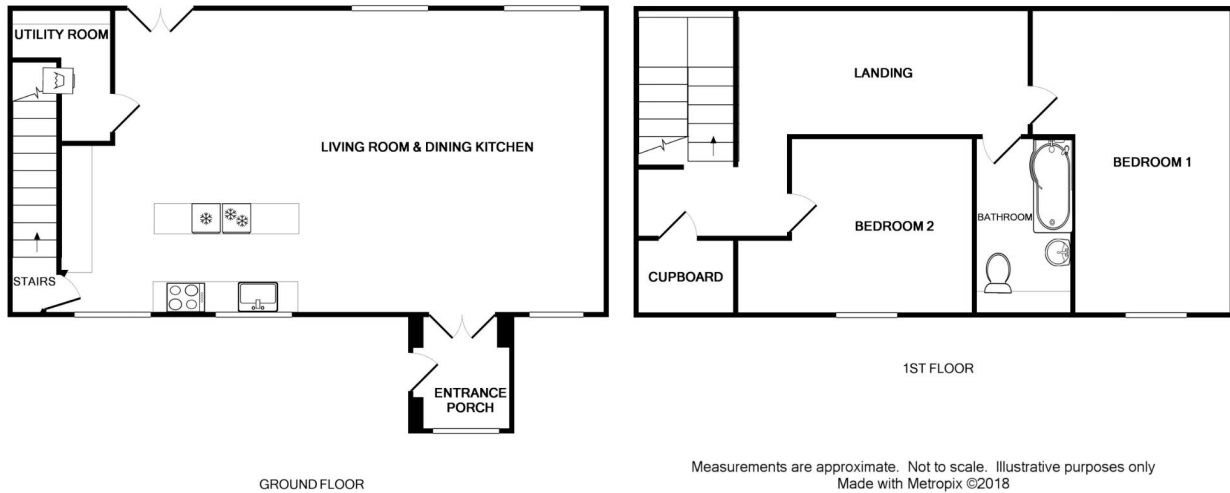
**Telephone our reception on 01595 695262**

G (16)

Early entry available.

Currently Band B

Yes



## ACCOMMODATION

### Ground Floor:

- Entrance Porch (2.29m x 1.99m)
- Open-plan Living Room & Dining Kitchen (10.66m x 5.86m)
- Utility Room (L-shaped)

### First Floor:

- Landing (L-shaped; 4.41m x 3.08m, 5.59m x 2.30m)
- Bedroom 1 (L-shaped; 5.88m x 3.90m at widest points)
- Bedroom 2 (L-shaped, 4.68m x 3.52m at widest points)
- Bathroom (3.52m x 1.77m)

### External:

- Garden Shed

## SERVICES

Electricity – Mains

Water – Mains

Drainage – Mains

Telephone - Available; disconnected at present

Heating – Electric Panel Heaters

## DIRECTIONS

Driving north from Lerwick turn right at Voe, following the signs to the North Isles and Toft. Continue past the junction for Sullom Voe Terminal and Hillswick, and take the junction for Mossbank. The Firth Old School & Old School House is the first building on the left. The Old School is on the right hand side when facing the building.

The Firth Old School is situated in Firth, Mossbank, in the North Mainland of Shetland. The village of Mossbank has a primary school and children's playpark, both just a few minutes' walk from the property, a public house, shop and Post Office, and a community hall where the local youth club operates from.

The port of Toft, where the inter-island ferry terminal for Yell and subsequently Unst and Fetlar is located, is just a mile over the hill from the Firth Old School; making the property a perfect base for exploring all the amenities, scenery and wildlife Shetland's north isles have to offer. The area has a variety of places suitable for walking and enjoying the outdoors, and is known for its high otter population. Several types of whales can be seen regularly in the seas surrounding Mossbank and Toft, and it is also a good place for birdwatching.

Brae, the north mainland's largest settlement, is just 8 miles from the property and has a range of local amenities; including a supermarket, primary school and junior high school, garage, and leisure centre with swimming pool. The property is also within close commuting distance of Sullom Voe Terminal and Scatsta Airport, and is approximately 27 miles from Lerwick.

The Firth Old School is stone-built and was erected circa 1900. The building comprises of the old school itself, and the old teacher's house next door. While this property is being sold separately to the neighbouring house, both properties are currently on the same title. There is no fence indicating the boundary, however the garden of the Firth Old School is approximately 12 metres from the north east wall. Shared parking is located roadside with room for around a dozen vehicles, extending down to a layby where the memorial commemorating the infamous 'Delting Disaster' is situated.

The sale of the Firth Old School includes all fixtures, fittings, curtains and blinds. The white goods are also included in the sale.

Please note:-

Some work has been carried out on the property since it went on the market; pointing the exterior walls, and new guttering. This will be reflected in an updated Single Survey, to be completed in due course.



Firth Old School



Old School from front



Open-plan Living Room & Dining  
Kitchen



Open-plan Living Room & Dining  
Kitchen



Open-plan Living Room & Dining  
Kitchen



Open-plan Living Room & Dining  
Kitchen





Open-plan Living Room & Dining  
Kitchen



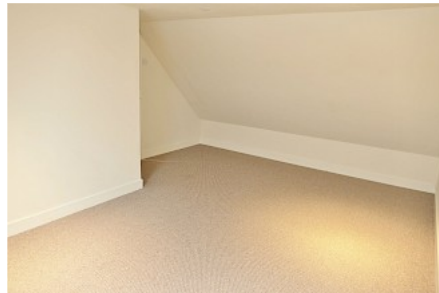
Open-plan Living Room & Dining  
Kitchen



Open-plan Living Room & Dining  
Kitchen



Open-plan Living Room & Dining  
Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Old School from rear showing  
location of drying green and garden  
shed



Situation of Firth Old School



View from front garden.

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**

Nordhus, North Ness Business Park, Lerwick, Shetland, ZE1 0LZ, United Kingdom  
Tel: **+44 (0) 1595 695262** Fax: **+44 (0) 1595 695331** Email: [mail@neilrisk.com](mailto:mail@neilrisk.com)