



## BEACH COTTAGE

Hamnavoe, Burra Isle, Shetland, ZE2 9JY

**Offers Over £105,000**

This generous sized traditional Shetland cottage has been extended and now provides two sitting rooms, a kitchen and two double bedrooms. Beach Cottage is double glazed with oil fired central heating; however would benefit from refurbishment. There is a mature garden at the rear of the cottage with shed, drying green and established planting. A variety of outbuildings, including a potting shed, are included in the sale.

**Viewing**

**Energy Efficiency Rating**

**Entry**

**Council Tax**

**Home Report Available?**

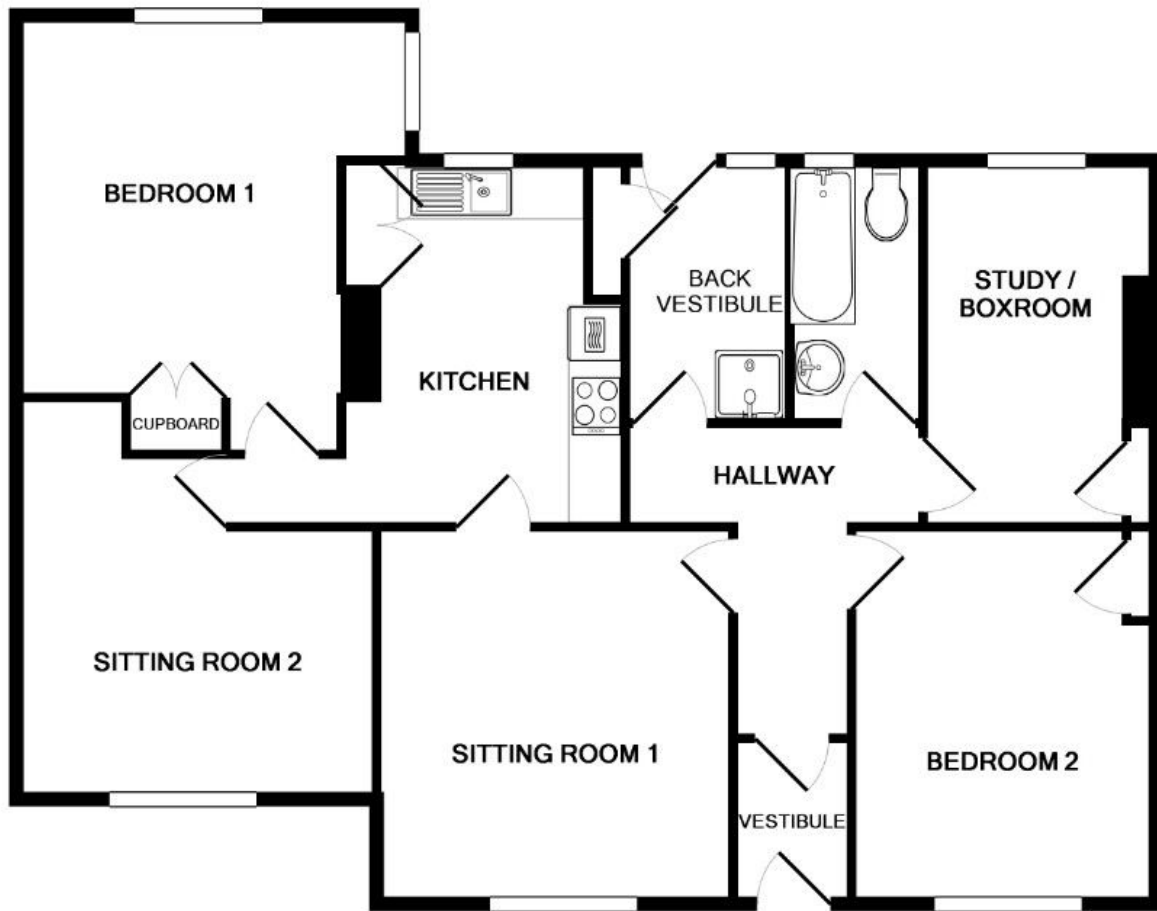
**Telephone 01595 859345 or 07775 915021**

Band E (46)

Early entry available

Currently Band C

N/A



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

### Cottage

- Vestibule (1.20m x 1.68m)
- Hallway "T" shaped
- Sitting Room 1 (3.63m x 3.85m)
- Kitchen (2.20m x 3.75m)
- Sitting Room 2 (3.68m x 4.03m at largest)
- Bedroom 1 (3.84m x 3.94m)
- Bedroom 2 (3.11m x 3.86m)
- Study / Boxroom (2.24m x 3.76m)
- Bathroom (1.37m x 2.65m)
- Back Vestibule (1.70m x 2.58m)

### Exterior

- Back Garden Shed (3.86m x 2.86m)
- Shed 1 (3.44m x 4.67m)
- Potting Shed (3.77m x 4.15m)
- Shed 2 (4.90m x 4.28m)

## SERVICES

Electricity – Mains  
Water - Mains  
Drainage - Mains  
Telephone - Connected  
Broadband – Connected  
Satellite TV – Connected  
Heating – Oil fired central heating

## DIRECTIONS

Proceed through Hamnavoe heading in the direction of the harbour. After the road sign for "The Glen", take the next road on the right (opposite the phone box), where there is a horseshoe parking area. Keep right passing 4 houses including "Roro". Beach Cottage is the white cottage with the three sheds opposite including the yellow timber clad shed with beads in the window.

The property is situated in Burra, an island community connected to mainland Shetland by two bridges. Hamnavoe is the main population centre of Burra. There are various amenities within easy walking distance including the local shop with a Post Office, Hamnavoe Primary School, playgroup, public hall with gym area and the small boat marina. There is a garage with petrol pumps situated at the bridge connecting Burra with Trondra. Secondary school pupils attend the Anderson High School in Lerwick and school transport is provided by Shetland Islands Council.

The house is approximately 10 miles travelling distance from Lerwick, and on a regular bus route.

Built circa 1940 with later extensions, the property is in need of some repair and refurbishment and this is reflected in the Home Report and the asking price. All carpets, floor coverings, curtains and light fittings are included in the sale. The purchaser should check services or appliances as no warranty will be given regarding their condition or as to whether they are in working order.



Front of Beach Cottage and sheds



Sheds



Rear of Beach Cottage



View from Beach Cottage



Sitting Room 1



Sitting Room 1



Kitchen



Kitchen



Sitting Room 2



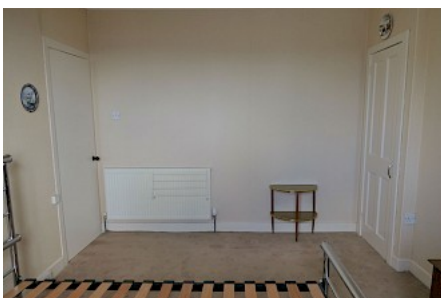
Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Study /Boxroom



Shed 1



Potting Shed



Shed 2

**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.**

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