



7 HAMARSGARTH

Mossbank, Shetland, ZE2 9TH

Offers Over £137,000

Detached 3 bedroom house with an attractive conservatory extension. This family home would make a great first time buy. 7 Hamarsgarth benefits from a large mature garden with a greenhouse and garden shed. There is also a wooden decked area to enjoy the sea views. The property has plenty of storage and modern décor, and is in move-into condition. Viewing is recommended.

Viewing

Telephone 01806 242849 or 07557 125050

Energy Efficiency Rating

D (58)

Entry

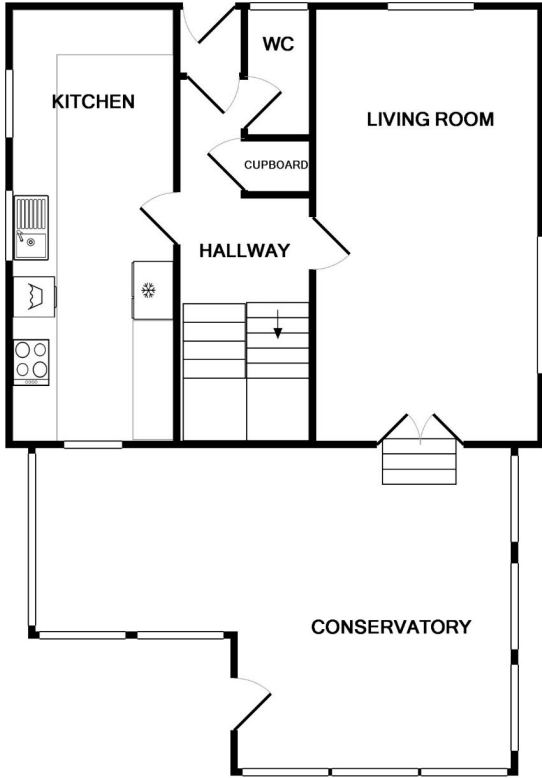
Early entry available.

Council Tax

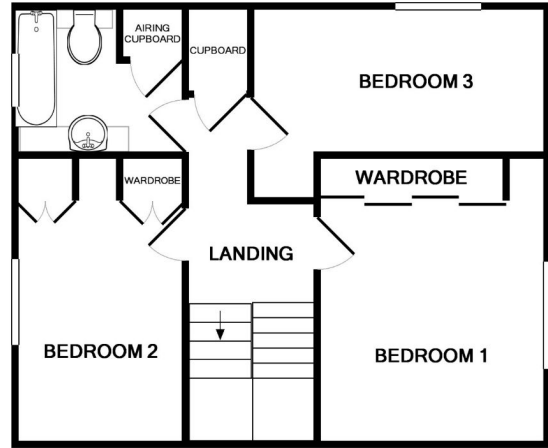
Currently Band B

Home Report Available?

Yes



GROUND FLOOR



1ST FLOOR

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

Ground Floor

- Vestibule
- Hallway (L-shaped)
- WC (1.15m x 0.85m)
- Kitchen (5.85m x 2.3m)
- Living Room (6m x 3.15m)
- Conservatory (6.65m x 4.45m)

First Floor

- Landing
- Bedroom 1 (3.80m x 3.15m)
- Bedroom 2 (3.75m x 2.3m)
- Bedroom 3 (4.15m x 2m)
- Bathroom (2.3m x 1.45m)

External

- Garden Shed
- Greenhouse

SERVICES

Electricity - Mains

Water - Mains

Drainage - Mains

Telephone - Sky

Broadband - Sky

Satellite TV – Sky TV

Heating – Electric Storage & Panel Heating

DIRECTIONS

Driving into Mossbank, turn right at the first junction after the hall. Continue down to the third turning on the right into Hamarsgarth. 7 Hamarsgarth is the house directly in front of you, on the right hand side.

7 Hamarsgarth is situated in 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, the "Welcome Inn" pub, 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 3 miles over the hill from the property; making 7 Hamarsgarth a good base for exploring all the amenities, scenery and wildlife Shetland's north isles have to offer.

Brae, the north mainland's largest settlement, is just 9 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 28 miles from Lerwick.

7 Hamarsgarth sits on the edge of the Hamarsgarth Estate, in a north-east facing direction with sea views. The property enjoys a larger than average site for the estate, featuring a mature garden, decking, shed and greenhouse.

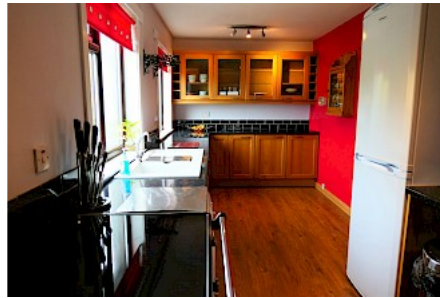
The sale of the property includes all fixtures, fittings and white goods. Fitted blinds are also included in the sale, however curtains and lampshades are excluded.

PLEASE NOTE:-

The photographs used to advertise this property have been taken by the owners themselves. The property is now unfurnished.



7 Hamarsgarth



Kitchen



Kitchen



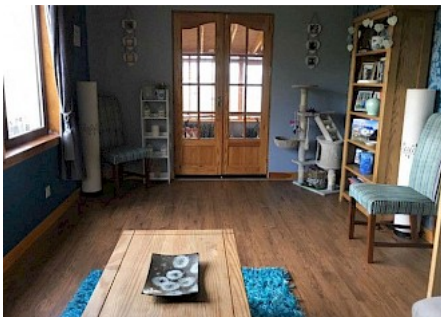
Kitchen



Kitchen



Living Room



Living Room



Conservatory



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Exterior



Exterior



Exterior



Exterior



View from 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.

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