



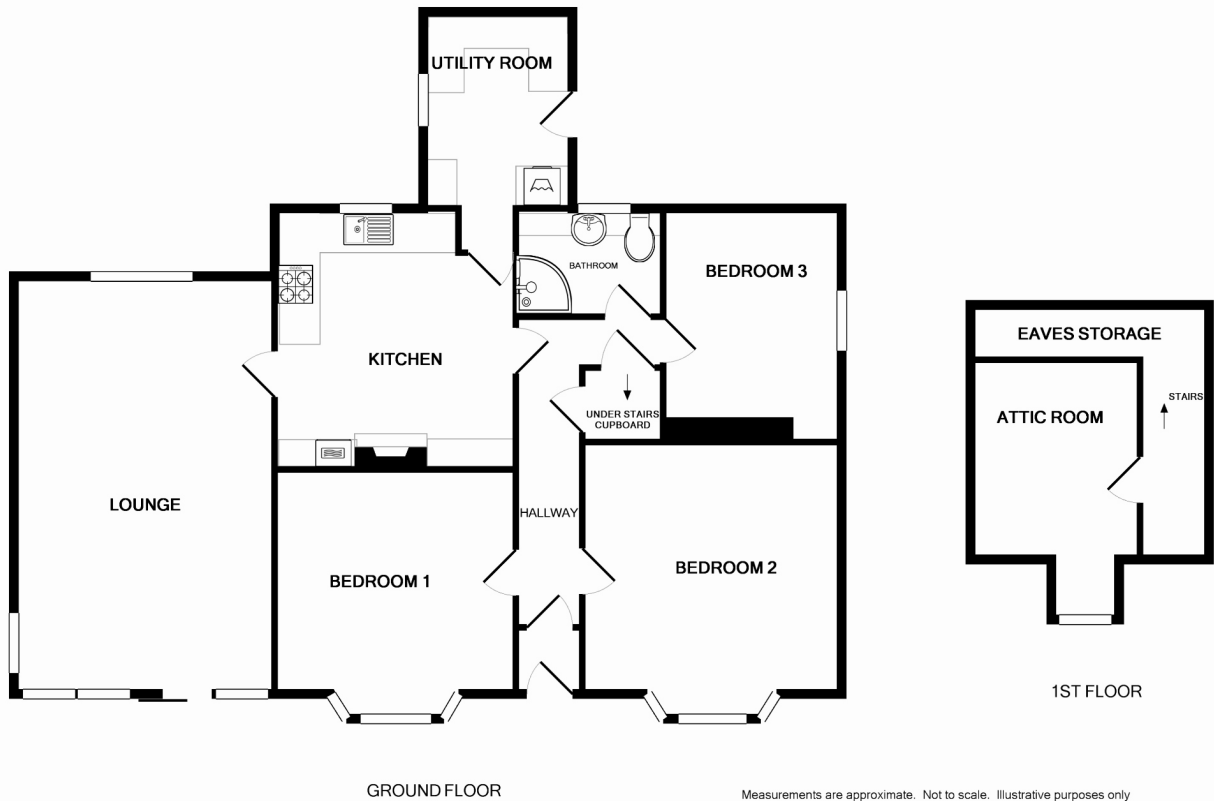
## GREENHILL

Breiwick, Gott, Shetland, ZE2 9SF

**Offers Over £200,000**

Charming detached bungalow with a modern lounge extension and 3 bedrooms. Greenhill benefits from a large mature garden and a variety of outbuildings; a garage, 3 sheds, hen house, kennel, greenhouse and polytunnel. Ideal for those seeking to enjoy the outdoors in a quiet, countryside setting while being situated just a 15 minute drive from Lerwick. Greenhill is in move-into condition and has plenty of storage for a family home. Viewing is recommended.

<b>Viewing</b>	Telephone 01595 692121 or email <a href="mailto:davidjames@greenhill62.plus.com">davidjames@greenhill62.plus.com</a>
<b>Energy Efficiency Rating</b>	D (68)
<b>Entry</b>	Entry by arrangement; subject to the completion of legal formalities.
<b>Council Tax</b>	Currently Band B
<b>Home Report Available?</b>	Yes



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

- Vestibule (1m x 1m)
- Hallway (L-shaped, 5.65m at longest point)
- Kitchen (4m x 3.8m)
- Lounge (7.3m x 4.1m)
- Utility Room (4.1m x 2.1m)
- Bedroom 1 (3.8m x 3.4m)
- Bedroom 2 (4m x 3.8m)
- Bedroom 3 (3.35m x 2.6m)
- Shower Room (2.4m x 1.65m)
- Attic Store (2.9m x 2.6m)

### Exterior:-

- Garage
- Hen House
- Shed 1
- Shed 2
- Shed 3
- Kennel
- Shed/Greenhouse
- Polytunnel

## SERVICES

Electricity - Mains

Water – Mains

Drainage – Septic Tank

Telephone – Connected, BT

Satellite TV – Connected, Isles Sat

Heating – Oil-fired central heating, and underfloor heating in extension.

## DIRECTIONS

Take the right fork at the junction just beyond Tingwall Primary School. Proceed towards Breiwick and at the T-junction turn left. Proceed to the end of the road and follow the untarred section of road until the first turn on the right, which is the drive for Greenhill.

Greenhill is situated approximately 8 miles north of Lerwick, in the quiet rural area of Breiwick, Gott. The property is within easy commuting distance of the town, and just under 30 minutes from Brae, Sullom Voe Oil Terminal and the Gas Plant further north.

There are not many houses in this part of Gott, giving the area a rural community feel to it. Gott is in the Parish of Tingwall, in the central mainland of Shetland, which has a playpark, community hall, and primary school with a nursery department. There is also a church, garden centre, cattery, dog kennels and garage as well as a small airstrip which serves as a link to the outer isles. Secondary pupils go to Anderson High School in Lerwick and school transport is provided by Shetland Islands Council.

Greenhill benefits from double glazing throughout and oil-fired central heating, with underfloor heating in the lounge extension (completed 2012). Many improvements have been carried out on the property in recent years; a new condenser boiler was installed in 2015, a new Megaflo tank in 2016, and some new windows and doors have been installed. Greenhill was re-harled in 2014 and the Decra roof was replaced in 2006.

The sale of the property includes all fixtures, fittings, curtains and white goods.





Greenhill showing patio area.



Utility Room



Kitchen



Kitchen



Kitchen



Lounge



Lounge



Lounge



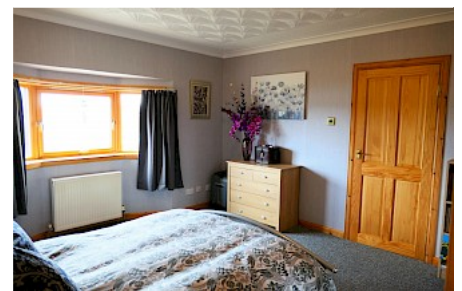
Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Shower Room



Greenhill



Greenhill from front.



Entrance to Greenhill showing  
driveway and garage.



Garden showing various outbuildings  
and polytunnel.



Garden showing polytunnel.



Garden showing polytunnel and  
drying green.

**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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