



## VEGADAAL

Ulsta, Yell, ZE2 9BD

**Offers Over £180,000 (Valuation of £190,000)**

Spacious, detached family home in a commanding position with uninterrupted sea views. In addition to 5 bedrooms, Vegadaal benefits from features such as a sun room with attractive sea views, a home office, utility room and an integral garage. Set in a large, low maintenance garden with parking for multiple vehicles, there is potential to extend the property or build additional outbuildings. Vegadaal is ideal for a family who wish to enjoy the quality of life the island of Yell has to offer, while being close to the links to mainland.

**Viewing**

**Energy Efficiency Rating**

**Entry**

**Council Tax**

**Home Report Available?**

**Telephone 01957 722726 or 07979491537.**

D (63)

By arrangement.

Currently Band C

Yes

## ACCOMMODATION

### Ground Floor

- Vestibule
- Hallway
- Dining Kitchen (5.8m x 4.68m)
- Utility Room (3.5m x 1.8m)
- Sun Room (3.7m x 2.85m)
- Lounge (5.8m x 4.7m)
- Office (5m x 3.2m at widest point)
- Master Bedroom (4m x 3.6m)
- Master En-Suite (2.3m x 1.65m)
- Bedroom 2 (4m x 3m)
- Bathroom (2.6m x 1.7m)

### First Floor

- Landing
- WC (1.7m x 0.85m)
- Bedroom 3 (5.6m x 3.9m)
- Bedroom 4 (3.9m x 3.8m)
- Bedroom 5 (4.02m x 3.8m)

### External

- Integral Garage (6.7m x 3.55m)

## SERVICES

Electricity - Mains

Water - Mains

Drainage – Mains

Telephone - Connected, BT

Broadband - Connected, BT

Satellite TV – Connected, Sky TV

Heating – Oil-fired Central Heating

## DIRECTIONS

On arrival in Yell, leave the ferry at Ulsta and take the main road north. Vegadaal is the first house on the left hand side, immediately after the junction to Burravoe on the right.

Vegadaal is situated on the island of Yell, and is approximately 33 miles from Lerwick by road and involves an inter-island ferry crossing. A ro-ro ferry runs from Toft on the Shetland mainland to Ulsta at the south end of the island of Yell, and the crossing takes around 15 minutes. The property is also in Ulsta, just a stone's throw away from the ferry.

Yell is the largest of the North Isles, having a population of just under 1000 people. It has much to offer wildlife enthusiasts, hill walkers and those who simply wish to enjoy the peace and quiet of rural living. The island is noted for its scenery and geology, and provides a wide range of interests and amenities for visitors and residents alike. Crofting in particular is a way of life on the island, and there is a real sense of community with local events such as the Cullivoe Up Helly Aa, the Yell Show and various social nights dotted throughout the calendar.

Mid Yell is the main centre of population on the island and has a junior high school, health centre and leisure centre with heated swimming pool, as well as a restaurant, and is an approximate 13-minute drive north from Vegadaal. The Ulsta Shop, a well-stocked shop with fuel pumps, is very close to Vegadaal and only a 1-minute walk from the property. The Post Office is approximately 500 yards from the property in the old town of Ulsta. The ferries to the other North Isles, Unst and Fetlar, leave from Gutcher at the north end of the island.

The property itself benefits from double glazing throughout, and an oil-fired central heating system with a new boiler installed in August 2018. The home receives a good internet connection and mobile phone signal.

The sale of Vegadaal includes all fixtures and fittings. White goods and some furniture are available to purchase by separate negotiation.



Vegadaal



Dining Kitchen



Dining Kitchen



Dining Kitchen



Lounge



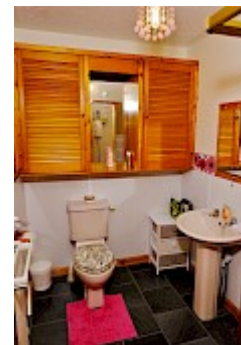
Lounge



Office



Master Bedroom



Master En-Suite



Bathroom



Sun Room



Bedroom 3





Bedroom 4



Bedroom 5



Vegadaal



Vegadaal from front.



Vegadaal from rear, showing sea views.



Situation of property from the road side.

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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