



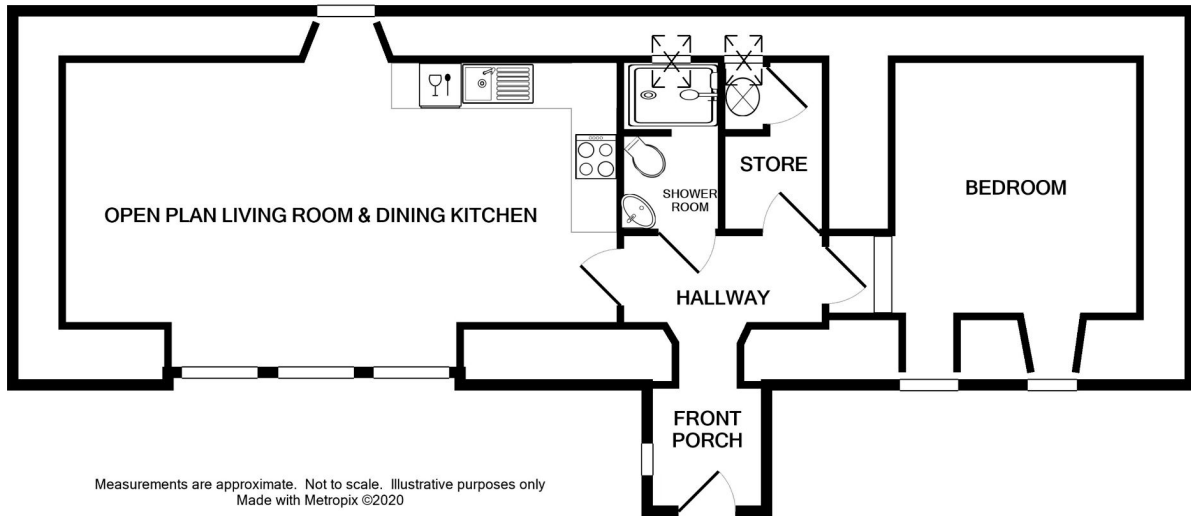
THE CHAPEL

Orgill, Vidlin, Shetland, ZE2 9QB

Fixed price of £120,000

Charming semi-detached 1 bedroomed bungalow in the village of Vidin. This former chapel has been modernised to a high standard and benefits from a bright and airy open-plan living area with uninterrupted sea views. Set in a large site with lots of potential, The Chapel is conveniently located within commuting distance of both Lerwick and Brae, while enjoying the many benefits of rural living. The property is in move-into condition and viewing is highly recommended.

Viewing	Email emmaspickett@yahoo.co.uk . Telephone 07740 856754 or 01 806 577444.
Energy Efficiency Rating	D (68)
Entry	Entry by negotiation.
Council Tax	Currently Band B
Home Report Available?	Yes



ACCOMMODATION

- Front Porch (1.65m x 1.62m)
- Hallway
- Open Plan Living Room & Dining Kitchen (7.39m x 3.52m)
- Shower Room (2.31m x 1.33m)
- Store (2.31m x 1.39m)
- Bedroom (3.58m x 3.28m)

SERVICES

Electricity - Mains

Water – Mains

Drainage – Mains

Telephone – Connected, Sky

Broadband – Connected, Sky

Satellite TV – Connected, Sky TV

Heating – Electric; Dimplex Quantum storage heaters

DIRECTIONS

Driving north from Lerwick, follow the signs to Vidlin. Keep travelling along the main road through the village and turn right at the sign for Levaneap. The Chapel is the fifth house on the left-hand side.

The Chapel is situated in Vidlin, a small village in the north mainland of Shetland located approximately 23 miles from Lerwick and also within easy commuting distance of Brae and Sullom Voe. The village of Vidlin has a variety of amenities including a primary school and children's playpark, village hall, shop with fuel pumps and a sheltered small boat marina. There is also a small private museum on the main road out of the village.

Formerly a chapel house, the property was renovated circa 2014 to a very high standard. The property is set in a large site, partially undefined. Buyers should note that the driveway does not belong to The Chapel, but there is a permanent right of access granted for its use. There is a lot of potential to landscape the site and create a very attractive garden, and there is plenty of room to extend the house. Please note that it is the purchaser's responsibility to seek advice from the Shetland Islands Council's Planning Department regarding any proposed building works.

The sale of the property includes all fixtures, fittings, and integral white goods. Some of the furniture may be available to purchase by separate negotiation.



The Chapel, Orgill



Entrance



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



Bedroom



Shower Room



The Chapel, Orgill



View from front, showing driveway and entrance.



Front garden, with lots of potential.



Rear garden, with room for development.



The Chapel from the road side, showing driveway.



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