



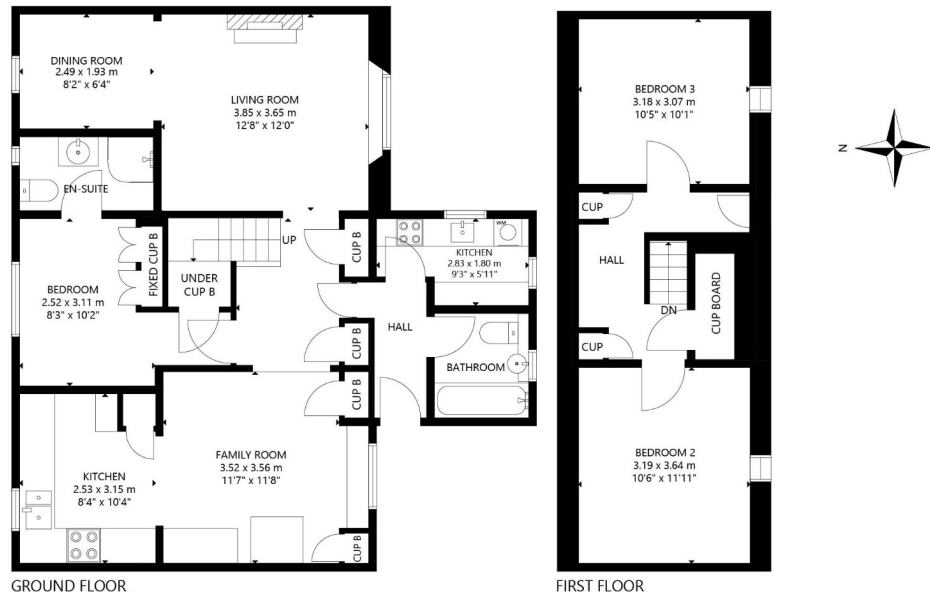
VIEWFIELD, OTTERSWICK, EAST YELL, SHETLAND, ZE2 9AU

Viewfield, Otterswick, East Yell, Shetland, ZE2 9AU

Offers Over £175,000

Viewfield is a traditional owner occupied unregistered croft and extends to 6.55ha and includes a 3 bedroomed traditional croft house. Set in an idyllic location with beautiful uninterrupted sea views, the house is well presented and benefits from a wind turbine which generates power to the property. The Island of Yell has excellent inter-island ferry links to the Shetland Mainland. There is a hill right for 32 sheep in the Gossabrough and Otterswick common grazings. No stock or equipment are included in the sale. The land is not designated as an SSSI.

Viewing	Please contact our reception on 01595 695262 or lerwick@andersonstrathern.co.uk
Energy Efficiency Rating	E (53)
Entry	To be mutually agreed
Council Tax	A
Home Report Available?	Yes



VIEWFIELD, OTTERSWICK
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,184 SQ. FT. / 110 SQ. M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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ACCOMMODATION

- Living room with open plan Dining area
- Utility room
- Bathroom
- Double bedroom with en-suite
- Family room
- Kitchen

SERVICES

DIRECTIONS

Arriving off the ferry in Ulsta, turn right at the sign for Burravoe. Follow this road through Burravoe and carry on past Gossabrough. At the crest of the hill, take the private road on the right hand side (blue refuse bin at end of road), follow this road down the hill to Viewfield. This road is not signposted; if you reach the sign for Otterswick then you've gone too far.



External



View from Viewfield in summer



View from Viewfield in summer



External



Downstairs Bedroom



Upstairs Bedroom 2



Upstairs bedroom 1

Neil Risk Solicitor & Estate Agent
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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