



2 Ferryview, Ulsta, Yell,
Shetland, ZE2 9BD
Offers over £68,000



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Inksters

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Overview

Situated in a development of 3 similar timber framed and clad bungalows in Ulsta at the south end of the isle of Yell, overlooking the ferry terminal. This two-bedroom house with semi-detached garage requires upgrading but certainly has potential. As presently configured, there are two bedrooms, a boxroom and large bathroom, but could be (and may originally have been) a three-bedroom property with shower room. There are storage cupboards in the entrance porch and inner hallway. The lounge/dining area is a light and airy room with three large double glazed windows. The Kitchen has a range of base units with laminate worktops and wall units. There is a Stainless steel 1.5 sink and drainer, extractor fan, integrated oven and solid plate hob. There is also a large shelved cupboard in the kitchen. The garden is mainly grass to the front and back of the property.

There is a shop and community hall nearby, together with the vehicle ferry terminal, from which there is a regular service to Toft, 6 miles from Sullom Voe and some 28 miles North of Lerwick. A 15 minutes drive north from Ulsta takes you to Mid Yell, which has a Junior High School, Leisure Centre and Indoor heated Swimming Pool, Health Centre, Public Hall, Shop and Pub.

Accommodation

Entrance Porch	1.88m x 1.37m
Inner Hallway	5.93m x 1.93m
Lounge/Dining Area	7.39m x 3.47m
Kitchen	3.89m x 3.13m
Bedroom 1	3.74m x 2.89m
Bedroom 2	3.53m x 2.90m
Boxroom	2.36m x 1.92m
Bathroom	2.88m x 2.34m
Garage	

Heating

Heating is by means of night storage radiators, supplemented by panel heater and electric towel rail.

Viewing

Through Inksters on 0845 241 1222.
Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Entry Date

Negotiable

Energy Performance Certificate

The EPC Rating for the property is E.

Directions

Take the road to Burravoe after passing the shop. The property is on the left a short distance up the road, next to a blue painted house. The house is at all times visible from the ferry terminal.

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Note

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