



9 Sandside
Firth, Mossbank
SHETLAND
ZE2 9TE



Three bedroom end terrace house, in good decorative order.

An excellent opportunity to acquire a starter home or buy to let property.

Firth, Mossbank, is in the North Mainland of Shetland. Mossbank has a primary school, children's playpark, community hall, public house, shop and Post Office. The property is within close commuting distance of Sullom Voe Terminal and Scatsta Airport, and is approximately 27 miles from Lerwick.

Brae, the north mainland's largest village, is approx. 8 miles from the property and has a good range of local amenities including a primary school and junior high school, leisure centre with swimming pool, doctor's surgery, garage, supermarket, hotels and a national award winning fish and chip shop.



Further Detail

The front door opens into a small entrance area, leading to the Lounge, Dining Kitchen, Bedroom 3, the Shower Room/Wet Room, and separate WC.

The top landing leads to two large storage cupboards and two further bedrooms.

The Lounge looks out over the housing scheme to Firth Voe.

The Dining Kitchen is dual aspect with a good range of wall and base units, an electric cooker, washing machine and tumble dryer.

Off the kitchen there is back porch/utility area with back door out to the garden.

The fridge and freezer are presently housed in this utility area, and there is also a door to an under stair storage cupboard.

The Shower Room has a white hand basin and toilet, with 'wet room' shower area.

There is also a separate WC with a toilet and hand basin.

Bedroom 3 could also be used as a study.

The staircase, Bedroom 1 and Bedroom 2, all have Velux windows.

Bedroom 1 is bright and airy, looking out over the housing scheme to Firth Voe, with a large storage cupboard in the eaves.

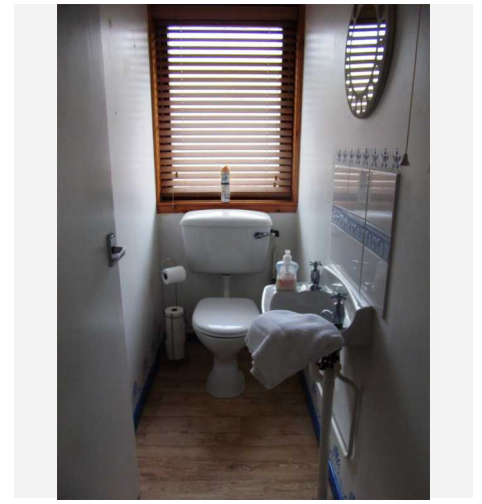
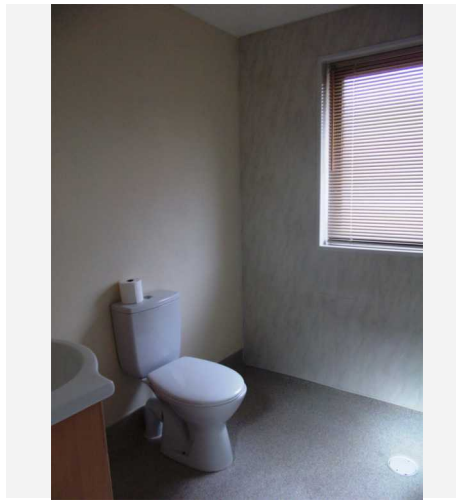
Bedroom 2 has a similar storage cupboard.

On the top landing, between both bedrooms, are two large storage cupboards: one a shelved linen cupboard; the other housing the hot water tank.

The grassed garden area extends to three sides of the house, and has benefitted from the addition of 25 tonnes of topsoil.

Measurements

Lounge/Living Room	4.37m x 3.92m
Dining Kitchen	5.08m x 3.20m
Utility Area/Space	2.03m x 1.83m
Bedroom One	4.41m x 3.33m
Bedroom Two	3.30m x 3.22m
Bedroom Three	3.45m x 3.33m
Shower Room	2.02m x 1.72m
Toilet/Water Closet	2.01m x 0.88m



Heating

Heating is by means of storage heaters downstairs, and panel heaters upstairs.

Glazing

The property has dark wood double-glazed windows and entrance doors. The upstairs bedroom windows were both replaced within the last 8 years and the large velux window over the stairs was replaced in Nov/Dec 2016.

Extras

The wood venetian blinds and all light fittings will remain.

The majority of the furniture and all white goods are available for sale, subject to separate negotiation.

Viewing

Through Inksters on 0141 229 0880 or e-mail property@inksters.com or complete the viewing request form online at shetlandproperty.com

Travel Directions

Take the main road (A970) from Lerwick to Mossbank (approx. 25 miles). Firth is just before the turn off to Sullom Voe, on the right, just beyond the head of Firth Voe. Go past the old garage, take the first turning on the right, marked Sandside. 9 Sandside is accessed from the top car parking area immediately on your left.

Entry Date

Negotiable.

Home Report

There is a Home Report available for this property with a valuation of £83,000.

The EPC Rating for this property is D.

It should be noted that the roof, down pipes and fascia were all replaced in Nov/Dec 2016.

Contact

T: 0141 229 0880

F: 0141 229 0550

property@inksters.com

Inksters
The Exchange
142 St. Vincent Street
Glasgow G2 5LA

Also in Aberdeen, Edinburgh, Forfar, Inverness, Wick and Portree

DX

GW28 – Glasgow

Twitter

twitter.com/shetlandhomes

shetlandproperty.com

For Home Reports, Viewings + Notes of Interest

Inksters Also Do

Civil Court, Conveyancing, Crofting Law, Debt Recovery, Dispute Resolution, Executries, Family Law, Fish Farming Law, Information Law, Leases, Powers of Attorney, Servitudes, Wills

inksters.com

Forward Thinking Law

Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.