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**TP** | **Tait &  
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PROPERTY SCHEDULE



## **DA BRAES, COTT, WEISDALE and CHALET, COTT, WESIDALE**

This property comprises a detached three bedroom bungalow with an attached single garage, Workshop and Green House. There is also a two bedroomed Chalet situated in the grounds of the property.

**EPC RATING**

Band D (58)

**PRICE**

Offers over £260,000

**VIEWING**

Tel: 01595 840353/07887 924811

**ACCOMMODATION**

Entrance Hall, Utility Room,  
Kitchen/Diner, Sun Room,  
Hallway, Vestibule, Sitting Room,  
Three Bedrooms, Bathroom,  
Garage and Green House

# DA BRAES, COTT, WEISDALE, ZE2 9LN and CHALET, COTT, WEISDALE, ZE2 9LN

The subjects are situated in Weisdale which is a bay, hamlet and ancient parish in Shetland. The bay opens near the northern extremity of Scalloway Bay and is four and a half miles to the north north east. The house of Da Braes was built c.1979 and the Chalet 1990. They are accessed by a private access track which is linked to a single-track, public side road and are approximately 14 miles from Lerwick.

The house is of concrete blockwork construction with concrete roof tiles and the windows are timber framed and double-glazed.

The heating for the property is by way of oil fired central heating with radiators in all rooms.

## **Accommodation comprises:**

### **ENTRANCE HALL - (Approx. 2.75m x 1.75m)**

Entrance to the house is by way of a half glazed wooden door into the Hallway at the side of the property. Radiator. Vinyl flooring. Central ceiling light. Situated at the right hand side is the Utility Room.

### **UTILITY ROOM - (Approx. 2.75m x 1.73)**

The window is North facing. This room is half tiled with stainless steel sink unit and with a pulley overhead. Single ceiling light. Bare floor boards. Double socket.

### **KITCHEN/DINER - (Approx. 5m x 3m)**

Window facing South. Vinyl flooring. Wall and floor mounted units. Airing Cupboard. Strip light and ceiling light. There are ample electric sockets. Door leads from Kitchen area through to the Front Corridor and front door. Recess approx. 3m x 3.42m representing the Dining Area. West facing window. Both the Kitchen and Dining Area have laminate wooden floors.

**DINING AREA -** Central light. Two double sockets. Door leading to the Sun Room.

### **SUN ROOM - (Approx. 7.4m x 2.3m)**

With windows facing East, South and West. Door on the West elevation leading to the garden. Laminate wooden flooring. Two radiators. Double socket and telephone socket.

### **HALLWAY - (Approx. 2.8m x 1.5m and 5.9m x 1.5m)**

This room is L shaped. There is a storage cupboard used for coats. Two radiators. Telephone socket. Ceiling Lights. Also access to the Loft. Smoke detector and a further storage cupboard. Further door leads to the Vestibule.

### **VESTIBULE - (Approx. 1.4m x 1.5m)**

The vestibule door is on the East side of the property. From the corridor is access to the three Bedrooms and Bathroom.

### **SITTING ROOM - (Approx. 5.5m x 4.2m)**

Large window facing East overlooking Weisdale Voe. Fitting carpet. Ratchie stone surround fireplace. Radiator. Ample sockets. Central ceiling light and two wall lights situated at either side of the fireplace and either side of the window.

**BEDROOM 1** - (Approx. 3m x 2.6m)

Window facing East. Radiator. Built in cupboard. Central ceiling light. Three double sockets.

**BEDROOM 2** - (Approx. 3m x 3m)

Window with Easterly aspect. Central ceiling lights. Built in wardrobe. Two double sockets.

**BEDROOM 3** - (Approx. 3m x 3m)

North facing window. Central ceiling light. Two double sockets.

**BATHROOM** - (Approx. 3.15m x 3m)

Three piece suite with a small cupboard underneath the sink. There is also a walk in shower with a Mira Shower. The Bathroom is fully tiled from floor to ceiling. Radiator and central light.

**ATTIC**

Partly floored and has a light.

**GARAGE** - (Approx. 7.3m x 3.1m)

Up and over automatic door. Single glazed window. Concrete floor. Contains the hot water tank, central heating boiler and the fuse box for the whole property. Ample double sockets. Stripped ceiling light. Also has a Toilet with sink and a further small storage area.

**GREEN HOUSE** - (Approx. 6.25m x 2.9m)

Has single glazed window, power is supplied and there are concrete floor slabs.

**WORKSHOP** - (Approx. 8.9m x 5.2m)

Large Workshop with bench. The workshop has a separate fuse box serving the power and lighting. Concrete floor.

**GARDEN**

Mature garden with a variety of trees and bushes surround the property and is defined by a mixture of post and wire fencing and concrete blockwork walling.

# CHALET, COTT, WEISDALE, ZE2 9LN



## Accommodation comprises:

### **VESTIBULE** - (Approx. 1m x 2m)

Stone floor with a recess containing the washing machine and drier. Leads into a corridor.

### **CORRIDOR** - (Approx. 3m x 1.1m)

Cupboard which contains the Ariston water heater. Double socket. Leads to Two Bedrooms and a Sitting Room.

### **SITTING ROOM** - (Approx. 4.4m x 3.1m)

Large window overlooking Weisdale Voe to the East. Electric storage heater. Laminate flooring. Off this room is a Kitchenette.

### **KITCHENETTE** - (Approx. 2.4m x 2.8m)

Laminate flooring. Contains wall and floor mounted units.

### **SHOWER ROOM** - (Approx. 1.75m x 1.18m)

Window facing West. Contains toilet and wash hand basin. Shower. Vinyl flooring. There is V lining on the lower half of the walls.

### **BEDROOM 1** - (Approx. 2.8m x 3.4m)

Window facing East. Recessed wardrobe. Three double sockets.

### **BEDROOM 2** - (Approx. 3m x 2.4m)

Window facing East. Central ceiling light. Recessed wardrobe containing fuse box. Three double sockets and a telephone socket.