

## Property Schedule



### **CLINGRA, SKELBERRY, VIDLIN**

This attractive extended former croft house is situated in a rural environment at Skelberry approximately one mile East of Vidlin and approximately 20 miles from Lerwick with ample parking. Garage and Shed/Workshop. Garden area to the rear.

**EPC RATING**

Band E (39).

**PRICE**

Offers over £220,000

**VIEWING**

Tel: 01806 577 242

**ACCOMMODATION**

Entrance Porch, Hallways, 2 Living Rooms, Kitchen, Dining Room, Utility Room, Three Bedrooms, Bathroom, Shower Room and Sun Porch

# CLINGRA, SKELBERRY, VIDLIN, ZE2 9QD

Rural well-presented extended former croft house originally constructed over 117 years ago with extensions being added over the years with panoramic views to the South and West. Complete with Garage and Shed/Workshop. Oil fired central heating. Rear tiered garden with featured drystone dyking.

The property is linked to a single track public side road by a tarred access road and is approximately 20 miles from Lerwick and one miles from Vidlin.

The road to Vidlin leaves the main A970 from Lerwick just south of Voe before heading East. At Flugarth it meets the sea and you drive past the Ferry Terminal for Whalsay before turning north towards Vidlin itself. The sign post for Skelberry is just after the North turning and the access road is the first on the Right.

Vidlin is an attractive village that wraps around the head of Vidlin Voe, with local amenities including local Shop, Primary School, Village Hall and Marina.

## **Accommodation comprises:**

### **Ground Floor**

#### **ENTRANCE PORCH** - (Approx. 2.4m x 2.6m)

Central light. Radiator. Laminate flooring. Access to floored Loft.

#### **SUN ROOM** – (Approx. 3m x 2.6m)

Large windows to west and south. Carpet tiles. Two double sockets. V lined.

#### **SHOWER ROOM/TOILET** – (Approx. 1.8m x 2.4m)

Two piece suite and Shower served by the mains. Heated towel rail.

#### **FRONT HALLWAY** – (Approx. 3.45m x 1m)

Fitted carpet. Ceiling light and a smoke alarm. Staircase leading up to the two upper Bedrooms. Large understair cupboard.

#### **LIVING ROOM 1** – (Approx. 3.6m x 3.6m)

Window looking out into the Sun Lounge and to the West and beyond. Further side window facing South. Open fire. Central ceiling light. Radiator. Fitted carpet. The walls are V lined.

#### **KITCHEN** - (Approx. 2.8m x 3.72m)

Window to West. Carpet tiles. Ample floor and wall mounted cupboards with integrated Dishwasher and Fridge. Opens through to the Dining Room. Glass panel door to a further Hallway on the left of which is the Utility Room.

#### **DINING ROOM** – (Approx. 4.2m x 3.7m)

Windows facing East and there is a full length window facing North. Fitted carpet. Radiator. Ample sockets. Telephone and television aerial sockets. Glass panel door leading through to Bedroom 1 and Bathroom.

**BACK HALLWAY** – (Approx. 5m x 1m)

Large cupboard. Smoke Alarm. With access to Bedroom 1 and Bathroom.

**BEDROOM 1** - (Approx. 2.6m x 4m)

Window to the East overlooking the garden. Fitted carpet. Ample sockets.

**BATHROOM** - (Approx. 2.6m x 2.6m)

Four piece white suite with overbath shower served by the mains. Wet wall behind the bath and toilet. Vinyl flooring.

**FURTHER HALLWAY off KITCHEN**

Door facing East out to the back garden. Further door leading to the second Living Room.

**UTILITY ROOM** – (Approx. 2m x 2.8m)

Window facing West. Containing sink and the central heating unit. Plumbed for washing machine and vented for Tumble Dryer. Radiator. Ceramic tiled flooring.

**LIVING ROOM 2** - (Approx. 4.3m x 4.2m)

Large full length French Window facing west and a further window facing east. Fitted carpet. Two Velux Windows which provide additional light. Radiator. Ample double sockets and television socket. Featured spiral staircase leading up to a Mezzanine floor currently used as an office.

**OFFICE** – (Approx. 4.2 x 2m)

Two Velux windows one facing west and the other east. Laminated flooring.

**First Floor**

**BEDROOM 2** - (Approx. 4.5m x 4.25m)

Windows facing the west. Fitted carpet. V lined ceiling and coomb. Ample double sockets.

**BEDROOM 3** – (Approx. 3.9m x 4.4m)

Window facing west. Fitted carpet. Ample double sockets. Large Cupboard.

**GARAGE** – (Approx. 3.5m x 5.2m)

Electric roller door. Concrete Floor. Electricity. Shelving.

**SHED/** – (Approx. 3m x 4.4m)

Electricity. Shelving. Concrete floor. Shelving.

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Front Porch



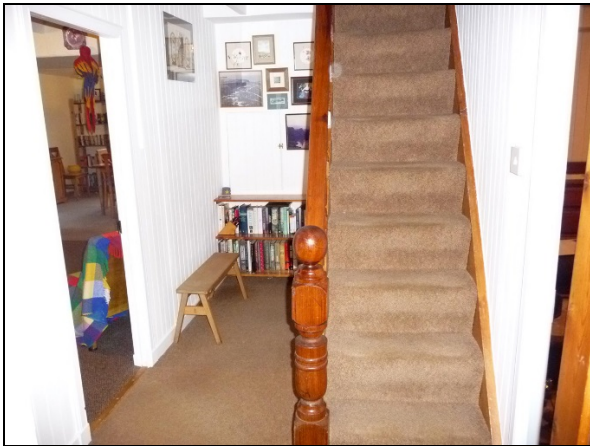
Shower Room



Sun Porch Pic 1



Sun Porch Pic 2



Front Hallway



Sitting Room 1 Pic 1



Sitting Room 1 Pic 2



Kitchen Pic 1



**Kitchen Pic 2**



**Dining Room**



**Back Hallway**



**Bedroom 1 Pic 1**



**Bedroom 1 Pic 2**



**Bathroom**



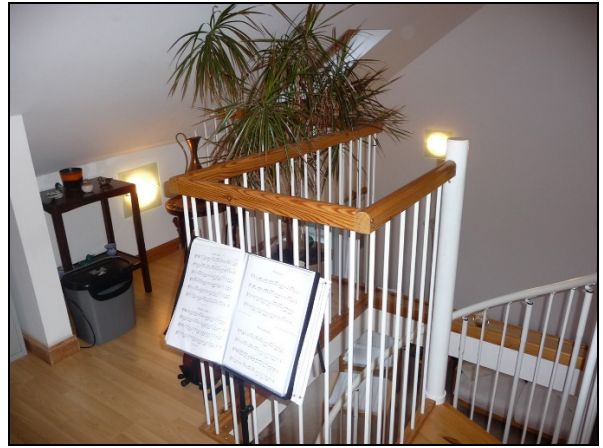
**Utility Room**



**Sitting Room 2 Pic 1**



**Sitting 2 Pic 2**



**Office Pic 1**



**Office Pic 2**



**Bedroom Pic 1**



**Bedroom Pic 2**



**Bedroom 3 Pic 1**



**Bedroom 3 Pic 2**