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Bank of Scotland Buildings  
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## Property Schedule



### SHANYAANS, SANDWICK

Magnificent recently built (2015) property commanding panoramic views over Sandwick, Hoswick Bay and as far as Sumburgh Head. Tastefully decorated this detached, wooden clad single storey property is set in a large enclosed garden with adequate parking and integral large double garage. The hardwood-framed windows are double glazed. There is enhanced levels of insulation which provides an extremely energy efficient home. Viewing is highly recommended.

#### EPC RATING

Band (B)

#### PRICE

Offers over £196,000

#### VIEWING

Tel: 07900 933221 or 077764 58576

#### ACCOMMODATION

Entrance Porch, Hallway, Open plan Living Room/Dining Room/Kitchen, Utility Room, Two Bedrooms, Shower Room and Bathroom. Double Garage

# SHANYAANS, SANDWICK, ZE2 9HN

This Scandinavian-style timber clad constructed house is a detached two bedroomed bungalow with an integral double garage was built circa 2015. There is double glazed hardwood framed windows throughout. There is an open plan Living Room/Kitchen/Dining Room. The property has underfloor heating including the Double garage. The central heating is powered by Kingspan Plus Air to Water Heat Pump which also provides hot water.

Front and side gardens and a bitmac surfaced area to the rear of the property for parking is mainly defined by post and wire fencing.

Sandwick is a popular residential community situated half way between Lerwick (approx. 13 miles) and Sumburgh Airport (also approx. 13 miles). It has a shop, a school, indoor swimming pool and social club. Other attractions nearby include Sand Lodge, parts of which date back to the 1600s, the Isle of Mousa with its Broch and bird sanctuary, the Hoswick Visitor Centre and, further afield, Sumburgh Head with its magnificent scenery and bird life.

## **Accommodation comprises:**

### **Ground Floor**

#### **ENTRANCE PORCH - (Approx. 2.1m x 2m)**

Doors leading to Main Hallway and to the Garage. Large storage cupboard

#### **HALLWAY - (Approx. 1.8m x 4.4m)**

Door leading to Open Sitting Room, Dining Room and Kitchen.

#### **LIVING ROOM /DINING ROOM (Approx. 7.8m x 4.3m)**

Triple aspect Windows with views over Sandwick to the South, East and West. Engineered oak flooring. Spot lights in ceiling. Door leading to the decking area

#### **KITCHEN - (Approx. 3m x 3.6m)**

Window facing South-West. Ceramic tile flooring. Fitted Kitchen with NEFF appliances with integral fridge freezer and dishwasher and five burner induction hob and electric oven.

#### **BEDROOM 1 - (Approx. 3.4m x 3.6m)**

Window facing South-West. Fitted carpet. Central ceiling light. Three double sockets.

#### **BEDROOM 2 - (Approx. 3.6m x 4m)**

Window to the South-East. Fitted wardrobe with mirrored doors. Central ceiling light. Fitted carpet.

#### **SHOWER ROOM - (Approx. 1.84m x 2.4m)**

Ceramic floor tiles. Vitreous China wash hand basin and w.c. Glazed screen shower unit with mixer shower.

#### **BATHROOM - (Approx. 2.8m x 2.34m)**

Ceramic tile flooring. Three piece suite.

#### **UTILITY ROOM - (Approx. 1.72m x 3.7m)**

Laminate tiles. Plumbed for washing machine and dryer. Sink with worktop.

#### **DOUBLE GARAGE - (Approx. 8.1m x 4.1m – Workshop Area) & (Approx. 8.1m x 3.9m – Garage)**

The workshop area has been built and insulated to the same standard as the main house and lends itself to be converted into two further Bedrooms the plans for which are available on request. There are up and over electric doors.

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**Kitchen Pic.1**



**Kitchen/Dining Area/Living Room Pic.1**



**Kitchen/Dining Area/Living Room Pic.2**



**Kitchen/Dining Area/Living Room Pic.3**



**Utility Room Pic. 1**



**Utility Pic.2**



# SHANYAANS, SANDWICK (contd.)



**Bedroom 1**



**Bedroom 2**



**Shower Room**



**Bathroom**



**Double Garage Pic. 1**



**Double Garage Pic. 2**