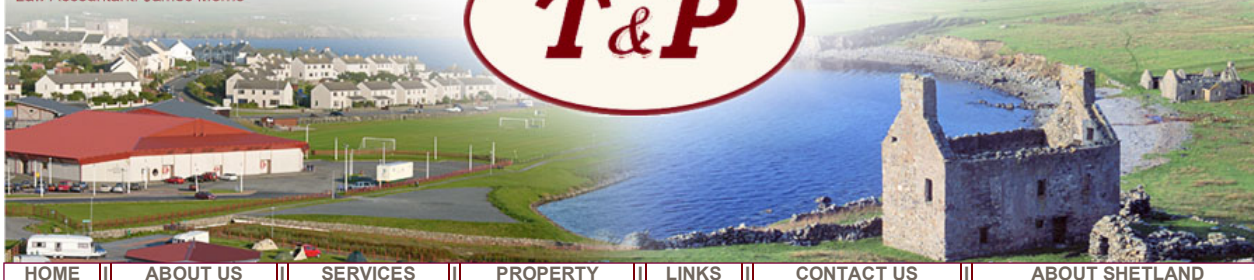


Tait & Peterson

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Martin Taylor BA (Hons) Oxon
Law Accountant: James Morris

**Solicitors, Notaries
& Estate Agents**



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~ 10 Burrapark, Mid Yell, Yell, Shetland ZE2 9BX ~

Semi-detached single storey two bedroomed dwellinghouse situated in quiet residential area of Mid Yell on the island of Yell. Part of a former Council Housing Scheme, the property is conveniently located to several local amenities including the Health Centre, Public Hall, Junior High School, Leisure Centre and local Shop/Post Office.

Yell is connected to the Mainland by a regular subsidised ferry service and also has good ferry links to the islands of Unst and Fetlar.



PRICE: Offers over £64,000
ENTRY: By arrangement
VIEWING: Tel. 01957 722 706
or 07880 900 458

View [10 BURRAPARK](#) in a larger map and get directions

ACCOMMODATION:- Entrance Porch, Living Room, Kitchen, Two Bedrooms, Shower Room and Back Porch



Hallway pic 1

ENTRANCE PORCH (Approx. 1.46m x 0.85m) Fitted carpet tiles; coat hooks & hanging area; contains fuse boxes and electricity meters.



Hallway pic 2

HALLWAY (T-shaped Approx. 0.97m x 3.04m at widest and 0.93m x 3.11m longest); original wooden floor boards; electric storage heater; one double socket; leading to all rooms; built in cupboard with shelves (approx. 0.79m wide).



Living Room pic 1

LIVING ROOM (Approx. 4.46m x 3.31m at widest); Spacious room with large window facing north; fitted carpet; large dimplex electric storage heater; built in cupboard containing a shelf and hot water tank; telephone point; three double sockets.



Living Room pic 2



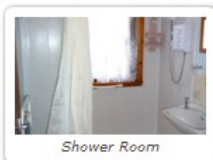
Kitchen pic 1

KITCHEN (Approx. 2.86m x 3.30m); Large window facing south; vinyl flooring; built in Kitchen units with a built in larder cupboard and areas to store washing machine, tumble drier, cooker and fridge freezer; three double sockets.



Kitchen pic 2

BATHROOM (Approx. 1.73m x 2.02m); Window facing south; cork tiled flooring; comprises toilet, sink and walking Shower with Triton T80 electric shower; heated towel rail



Shower Room



Bedroom 1 pic 1

BEDROOM 1 (Approx. 3.55m x 3.21m); Large window facing north; fitted carpet; dimplex panel heater; telephone point and two double sockets.



Bedroom 1 pic 2

BEDROOM 2 (Approx. 2.28m x 3.04m); Large window facing south; fitted carpet; dimplex panel heater; three double sockets.



Bedroom 2 pic 1



Bedroom 2 pic 2

STORE ROOM (Approx. 2.02m x 3.48m); Fitted carpet; access to Loft; leads to back door which gives access to garden.

Exterior



Front

SHED (Approx. 2.1m x 2.75m); Concrete built shed with small window.



Shed

GARDEN Front and rear gardens which are bounded by timber fencing; large washing line with views across to Camb.

Other Features All windows are double glazed with timber frames.

The property has a large enclosed garden to the north and east of the property, with room for an extension subject to the necessary Planning Consents.

The property was recently re-roofed.

Directions

Follow the A970 North bound from Lerwick, until you reach Voe, then turn right and follow the A968 to Toft where a 20 minute ferry service is in operation from the Mainland to Yell. Once in Yell (Ulsta ferry terminal) continue straight on the A968 for approx. 9 miles then turn right onto the B9081. Drive into Mid Yell then take the first left, then the second left towards Burrapark.

*Rear Garden pic 1**Rear Garden pic 2**Rear***Details
(PDF)**

While these contents and particulars described here are believed to be correct. They do not form part of any contract and are not warranted.

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