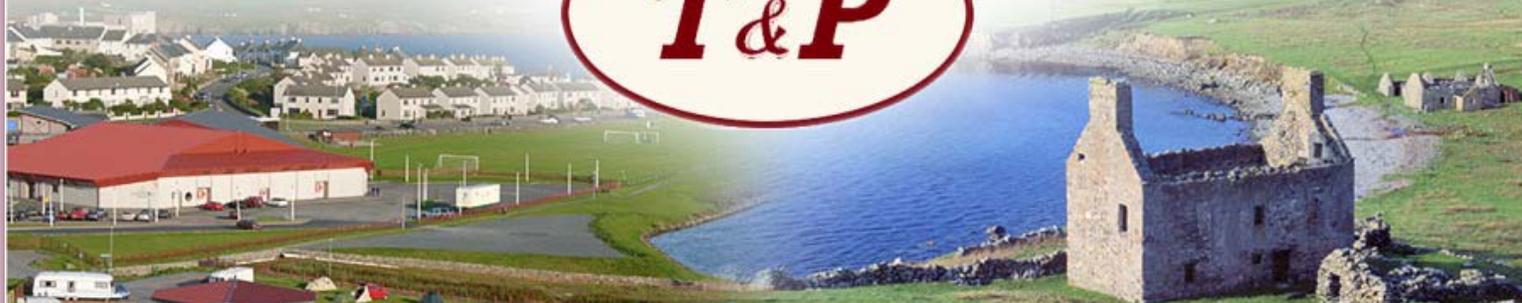


**Tait & Peterson**

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 & Estate Agents**



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## ~ 4 Mulla, Voe, Shetland ZE2 9XQ ~



**Property Type:** Detached House

**Public rooms:** 2

**Bedrooms:** 4

**Bathrooms:** 1 + 1 Shower Room

**EPC Rating:** E (50)

**Price:** **FIXED PRICE £175,000**

**Entry:** By arrangement

**Viewing:** Tel: 01806 522 434

**Home Report:** Available on request

**In brief:**

Detached single storey house situated in the stunning area of Mulla equipped with 4 bedrooms, a bathroom and additional shower room. Built on a prominent position of the hill spectacular views can be enjoyed of the picturesque surrounding area of Voe and Olna Firth. Local luxuries include the Pier area at Olna Firth complete with its camping Böd and bar/restaurant. The property is based within realistic commuting distance from Lerwick (roughly 20 miles) and a very short distance from the amenities of Brae.

**In more detail:**

The village of Voe is located roughly 4 miles from Brae, which hosts both a primary and secondary school, sport and leisure facilities, a mini supermarket and more including, arguably, one of the best fish and chip shops on the island. Also within reasonable commuting distance from Lerwick and there are bus stops within close proximity to the House.

Amenities closer to the property include Tagon Stores which is a short walk from Mulla and features a petrol pump. The nearby Marina has a bar/restaurant and community hall and some sensational views over Olna Firth.

A very practical 4 bedroom house with a bathroom and additional shower room. Mainly laminate flooring throughout giving a nice fresh and clean feel. Storage space consisting of a basement area accessed by a hatch at the front of the property and a double garage which is included in the sale.

At present the property is equipped with white goods and furniture which can be included in the sale at a negotiable price.

Ideal buy for a family looking for something pragmatic yet enjoying the charms of the beautiful countryside of Voe.

**ACCOMMODATION:** Entrance Porch, Hallway, Living Room with Dining Room off, Kitchen, Utility Room, 4 Bedrooms, Shower Room and Bathroom



**Please Note: Photographs provided by seller**

**ENTRANCE PORCH - (Approx. 1.8m x 1.22m)**

Front door with glass panel leads into the Porch. Vinyl flooring. Rack for



Porch hallway

hanging coats. White painted unit which contains the fuse box and electric card meter.



Bathroom



Bath



Hallway

**HALLWAY - (Approx. 3.13m x 1.12m)**

Open L shaped Hallway with three stairs. Wooden effect laminate flooring. Storage cupboard containing hanging rail and shelf. Access to Sitting Room, Kitchen, Bedrooms, Bathroom and Shower Room. Hatch leading to Loft area,



bathroom door

**BATHROOM - (Approx. 2.52m x 2.25m)**

Frosted window looking out to west. Toilet, bath with shower over. Tiling round bath/shower and above wash hand basin. Large mirror situated above the wash hand basin. Wooden effect laminate flooring. Cupboard which contains the water heater. Heated towel rail. Fitting towel ring. Extractor fan.



Sitting room



Sitting room 2



Bedroom 3

**BEDROOM 3 - (Approx. 2.53m x 3.15m)**

Window facing east. Dimplex electric heater. Wooden shelving. Wood effect laminate flooring. Television socket. Two double sockets.



Sitting room 3

**SITTING ROOM - (Approx. 4.24m x 4.23m)**

Large window with an eastern aspect looking out on to croft land. Electric heater. Two double sockets. Glass panelled door leads through to Dining Room.



Bedroom 3 wardrobe

**BEDROOM 4 - (Approx. 3.62m x 2.60m)**

Large window looked out to west and surrounding croft land. Carpeted floor. Television socket. Two double sockets.



Dining to sitting room

**DINING ROOM - (Approx. 3.63m x 2.92m)**

Window looking out to the east. Electric heater. Two double sockets



Bedroom 4



Bedroom 4 wardrobe



Kitchen 1

**KITCHEN - (Approx. 3.17m x 2.18m)**

Window with western aspect. Floor and wall mounted Kitchen Units and also free standing units. Two double sockets at work top level. Electric heater. Kitchen also follows through to the back entrance of the house entrance approx. 2.42m x 1.53m. Double socket at work level.



Shower room

**SHOWER ROOM - (Approx. 2.62m x 1.95m)**

Frosted window with northerly aspect. Mira Jump Shower. Dimplex heater. Wall mounted towel rail and towel ring.

**Exterior**

**Basement Area**

Accessed by a hatch at the front of the



Kitchen 2



Utility



4 mulla south

property. Plenty of storage area.



4 mulla west



Bedroom 1

**BEDROOM 1 - (Approx. 3.62m x 2.32m)**

Large window looking out to east. Built in wardrobe with hanging rail and shelf. Wooden effect laminate flooring. Walls white with one wall with purple leafy wallpaper. Electric heater. Television aerial socket. Double socket.



Bedroom 1 wardrobe

**BEDROOM 2 - (Approx. 3.61m x 2.23m)**

Large window looking out to the west. Built in wardrobe. Wooden effect laminate flooring. Electric heater. Television socket and one double socket.



Bedroom 2



Bedroom 2 wardrobe



4\_Mulla\_Voe

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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