

# FLAHELLJA, UPPER SOUND, LERWICK, ZE1 0SU

Secluded three bedroomed, detached dwellinghouse with large integral garage and workshop set in a quiet residential area in mature gardens, yet commanding excellent views towards Bressay. Features include a footbridge over the Sound Burn, long driveway and adequate parking. Built circa 1972 with the interior in excellent condition.

## Accommodation comprises:

### Ground Floor

#### **ENTRANCE PORCH - (Approx. 1.4m x 3m)**

Ten steps lead up to the Porch with views East over the garden.

#### **HALLWAY – (Approx. 5.20m x 1.52m wide)**

The Porch door opens into a wide “T” shaped Hallway. There is a Dimplex storage heater and shelved storage cupboard. A Ramsay ladder provides access to the floored Loft area.

#### **LIVING ROOM - (Approx. 4.88m x 3.55m)**

This large quiet and bright room has windows on the North and East walls and a Panel Heater.

#### **SITTING ROOM/DINING ROOM – (Approx. 3.25m x 4m)**

Across the Hallway an open plan Sitting Room/Dining Room enjoys East views towards Bressay and the South mouth of Lerwick Harbour.

#### **KITCHEN - (Approx. 2.5m x 3.55m)**

The built in Kitchen has space for a Fridge, Zanussi Electrolux electric cooker with hob and cooker hood. Linoleum flooring, heated towel rail and venetian blind on the South facing window above the sink unit.

#### **DOUBLE BEDROOM 1 - (Approx. 3.15m x 4m)**

Following the Hallway to the left is a large double bedroom with Southerly aspect and a Panel Heater.

#### **STUDY/SINGLE BEDROOM 2 - (Approx. 2.75m x 2.90m)**

This West facing room has three built in storage cupboards partly shelved and partly hanging as well as a Panel heater.

#### **SHOWER ROOM – (Approx. 2.75m x 1.8m)**

The Triton T80 si electric shower unit has a sliding door. W.C., wash hand basin, heated towel rail and recessed bathroom wall cabinet. West facing window.

**DOUBLE BEDROOM 3 – (Approx. 4m x 3.2m)**

The window in this bright room faces North.

**LOFT**

The floored Loft extends the full length of the house some 13 metres accessed in the centre by a Ramsay Ladder. Electric lighting.

**STAIRS leading to Basement.**

The stairway is complete with a handrail from the Hallway down to an open area along one wall of which are three double storage cupboards with sliding doors, one contains the electric meters and another the hot water tank. A glass/wooden partition separates this from the Washroom/Storage Area which is down two steps.

**WASHROOM/STORAGE AREA**

Dimplex radiator, large wash hand basin, plumbed for automatic washing machine and gas cooker included. Recess shelved for storage. Pulley for drying clothes. A connecting internal door leads from the Washroom/Storage Area into the spacious Garage.

**LOWER PORCH**

This double glazed Porch is constructed at the South Gable next to the garage door and is accessed from the Washroom/Storage area.

**GARAGE – (Approx. 13m x 4.2m)**

The Garage extends the full length of the basement of the house with a single up and over garage door. Heat, light and power with windows on the East and North walls.

**WORKSHOP AREA – (Approx. 3.5m x 3.5m)**

This area is off the garage on the West side and is partly shelved. An interesting feature is the stone floor which is at an angle. The large stones inspired the house name "Flahellja" which means flat rock.

**Contents** – Available by negotiation.

Gardens - The gardens have been well kept and on the South border this includes the Burn of Sound passing through with a footbridge. There is a right of way to Ackrigarth which skirts around the side of the East Boundary at the grid where there is also a pedestrian gate.

**Access** – Travelling up the A970 South Brae you pass Ackrigarth on the left and it is the third driveway on the left clearly marked with a sign "Flahellja".

