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THREE BEDROOM DETACHED DWELLING
Rocklea, Setter Valley, Lower Voe, Shetland, ZE2 9PX
Offers over £109,900



Situated in a peaceful valley near to the picturesque village of Voe, this attractive home, with views of hills and valley, has been recently refurbished and decorated, with kitchen and utility room in the process of completion. A large garden (quarter of an acre) surrounds the property, and there is a two room workshop and adjacent "peat shed". Hardwood double-glazed windows. Oil fired heating system throughout, with an oil-fuelled Rayburn in the kitchen. The lounge has additional heating by means of a solid fuel/peat stove with fire surround. Viewing is highly recommended.

Entrance Vestibule

2.02m x 1.96m

The traditional entrance vestibule with hardwood door, is V-lined with a tiled floor. There are two double-glazed windows and a full height shelved cupboard. The door to the inner hallway is half-glazed.

Inner Hallway

The inner hallway, with oak flooring, leads to the lounge, kitchen, utility room and stairs.

Lounge

3.83m x 3.71m

This is an attractive room with two double-glazed windows overlooking the garden and Setter Valley. In addition to the radiator, there is a solid fuel stove. TV point. Oak-effect laminate flooring.

Dining Kitchen

3.85m x 3.65m

The dining kitchen, with double-glazed window, overlooks the garden and Setter Valley. There is a selection of floor and wall units and laminate work surfaces, stainless steel sink and drainer. Freestanding gas hob cooker with double oven, space for dishwasher and under-worktop fridge and freezer. Oil fired Rayburn. Wood effect vinyl flooring.

Utility Room

2.74m x 2.29m

With double-glazed window and one small single glazed window. Base cupboards, laminate work surface and stainless steel 1.5 sink and drainer. Washing machine. Coat rail.



**First Floor:
Landing**

With double-glazed window. Built-in shelved cupboard. Carpet. Hatch to partially floored storage loft.

Bedroom 1 **4.70m x 4.10m**

This is a bright, very spacious room with double glazed window overlooking the large garden. There is a built-in double cupboard. Radiator. Carpet.

Bedroom 2 **3.75m x 2.79m**

Bright double bedroom with double-glazed window overlooking the garden. Built-in double cupboard. Electric wall heater. Laminate flooring.

Bedroom 3 **3.00m x 1.77m**

This room is currently used as a nursery, but could be utilised as an office or a small bedroom. Double-glazed window. Radiator.

Bathroom **2.73m x 2.31m**

Double-glazed window. White 3-piece bathroom suite. Overbath electric shower. Fully tiled, with ceramic floor tiles. Towel radiator.

Garden

The large garden (approx quarter of an acre) surrounds the house on all four sides with a number of trees planted over recent years. There is a flagged patio area adjacent to the house and stone chipped paths surrounding the house and leading to the shed.

Double Workshop and "Peat Shed"

The workshop consists of two rooms, one 3.04m x 2.25m, through which the larger 3.45m x 3.04m room is accessed. There is an adjacent 3.04m x 1.69m "peat shed" with separate door and window.

Parking Area

There is an off-road parking area.

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Entry Date: Negotiable.

Viewing

Through Inksters on 0845 241 1222.

Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Travel Directions

From Lerwick head north on the A970 towards the village of Voe. On entering the village take the left turning into Lower Voe and follow the B9071 road round past the Pierhead Bar. Drive uphill for approximately 1.5 miles and take the left turning down the road to Setter Farm. Rocklea is the first house on the left.

Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and are taken to the widest point. We have not tested the electricity or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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