

Leebitton House

Offers Over £130,000

Leebitton House, Leebitton, Sandwick, Shetland, ZE2 9HP





Overview

Three bedroom detached house, retaining a number of traditional features, with wonderful sea views over Sandsayre to Mousa. This is a very well presented property and should be viewed to be fully appreciated. Situated approximately 12 miles from Lerwick, and close to all amenities, including the Primary School in the village of Sandwick. Accommodation comprises: Lounge, Dining Kitchen, 3 double Bedrooms, Bathroom, Shower Room. There are both back and front garden areas and ample parking both to the side of the property and to the front.

Accessed by means of a flagged path to the front of the property, one enters through a solid wood door into the wood panelled hallway with lovely oak floor, which leads to the Lounge, stairs with understair storage, Kitchen/Diner, double Bedroom (presently also used as a study).

The Lounge is a very attractive room with traditional wood panelling, oak floor, multi-fuel 4.5 kw stove, and beautiful sea views.

There is a country style L-shaped kitchen/diner to the rear of the property with a good selection of wall and base units and integrated hob/extractor fan and oven. The kitchen leads to a small back hallway with door out to the rear of the property. The hallway is plumbed for a washing machine, and leads to the Bathroom with 3-piece white suite.

The bedroom, with oak floor, enjoys the sea views to the front of the property,



Accommodation

The new wooden staircase which is sympathetic to the style of the property leads to a small landing, lit by a roof light, and then to two good sized double Bedrooms (one with sink) and to the Shower room. Both Bedrooms enjoy the views to the front of the property, have traditional wood panelling, and are carpeted. The L-shaped Shower room has a roof light, shower cubicle with electric shower, toilet, wash hand basin and storage cupboard. A storage loft is accessed by means of a hatch from the Shower Room.

The garden area to the back of the property is enclosed by a traditional stone built wall and has a traditional stone shed. It is presently in the process of being levelled. Preparations have been made at the south side of the property with a view to building a conservatory or other extension. There is a grassed area to the front, and parking for approximately three cars.

Lounge	4.40m x 3.73m
Dining Kitchen	6.70m x 4.10m
Bathroom	1.90m x 1.88m
Bedroom 1	3.56m x 3.51m
Bedroom 2	4.44m x 3.72m
Bedroom 3	3.68m x 3.26m
Shower Room	3.76m x 1.78m

Heating

Oil heating with new bunded storage tank.

Glazing

The property benefits from hardwood double-glazed windows throughout.

Extras

The floor coverings, curtains, light fittings, small shelving unit in the downstairs bathroom and the bench at the back of the house are included in the sale.



Additional Information

Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Travel Directions

From Lerwick: take the South road A970 out of Lerwick heading towards Sumburgh airport, go through Cunningsburgh and take the first turning for Sandwick on the left (at top of hill, not the parking/viewpoint turning), After about 1/2 a mile take the first left turning signposted for Leebitton, drive to the bottom of the hill and take the first turning on the right signposted The Ennie, the property is the white house with blue door on the hill.

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.