



Tirlrandie, Gott, Shetland, ZE2 9SF
Offers over £90,000



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Overview

This property provides an ideal development opportunity. The single block building with quarry tiled floors, previously the Scottish SPCA Facility, is situated on a large plot in a popular area of Gott, some 5 miles from Lerwick. It is double glazed throughout.

There is a small entrance vestibule, leading to an inner hall. Most rooms can be accessed from the inner hallway. The property at present consists of six rooms (one with a large tiled, walk in, shower room) and a WC. One of the rooms serves as a kitchen with some basic kitchen units, sink/drain, and freestanding cooker.

There is a back door, which leads to the rear of the property and to the 'pool' area: consisting of two 400mm deep concrete ponds. There is a concrete surfaced yard and, to the side of the property, a large carpark of rolled stone construction. The site is of a fairly significant size extending to some 0.28 hectares. There are views up to Laxfirth from the garden. The property also benefits from a detached garage. A primary school, public hall and local shops are all within reasonable distance of the property.

Accommodation

Entrance Vestibule	
Inner Hall	
Room 1	3.44m x 3.16m
Room 2 + Shower Room	3.56m x 3.16m
Room 3	3.17m x 2.25m
Room 4 (Kitchen)	3.17m x 2.25m
Room 5	6.06m x 3.16m
Room 6	3.16m x 2.01m
Toilet	
Garage	6.43m x 3.09m

Viewing

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

Travel Directions

Take the first right after the Tingwall Hall and the property is half a mile in the road on the left hand side.

Entry Date

Negotiable.

Home Report

As the property is not currently used as a domestic property there is no Home Report applicable. The property has, however, been valued by a surveyor at a market value of £90,000.

Offers

All notes of interest and offers should be made to:-

Inksters - Solicitors, The Exchange,
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Note

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