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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**

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

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**

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**

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.

3.83m x 3.71m

3.85m x 3.65m

### 2.02m x 1.96m

#### 2.74m x 2.29m



#### 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

3.75m x 2.79m

3.00m x 1.77m

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**

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

#### **Bedroom 3**

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  $3.04m \times 2.25m$ , through which the larger  $3.45m \times 3.04m$  room is accessed. There is an adjacent  $3.04m \times 1.69m$  "peat shed" with separate door and window.

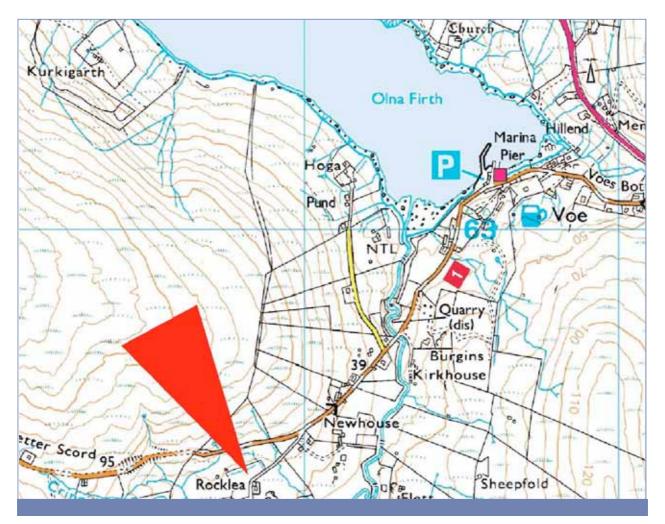
#### **Parking Area**

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.



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#### Note

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