



35 Fogralea, Lerwick, ZE1 0SE  
Offers over £245,000



Spacious 4 Bedroom detached home, with stunning panoramic views, in immaculate walk-into condition. The property is a 5-10 minute walk from Sound School, Tesco Supermarket and Clickimin Leisure Centre. 3 Reception Rooms, Kitchen, Utility Room, 4 Bedrooms, Bathroom, Shower Room and Garage. Well maintained garden with established trees and shrubs surrounds the property. Viewing is highly recommended.

A bright very spacious inner hallway, lit by large double-glazed north facing window with views over Clickimin and beyond, leads to all main rooms and down carpeted stairs to lower floor. A hatch leads to partially floored loft providing excellent storage space.

Situated on the first floor the main public room is a very bright attractive room with a large window providing magnificent panoramic views over Clickimin Loch, Ness of Sound and Bressay. The room also has a south facing window, again with a wonderful view. The kitchen has a front facing window, again with an outstanding view. There is a good selection of light oak kitchen units with integrated fridge freezer, Tricity ceramic hob, Zanussi double oven and dishwasher. A bright good-sized dining room is adjacent to the kitchen with a beautiful panoramic view. The spacious utility room, with window overlooking rear garden, has two large full height storage cupboards, one storing hot water tank. It contains a stainless steel sink and drainer, washing machine, tumble drier and a second fridge/freezer. The master bedroom is on the first floor with a wonderful panoramic view. A beautiful, modern, fully tiled



black and white bathroom, with 5-piece white bathroom suite and underfloor heating completes the first floor accommodation.

The other three bedrooms are located on the ground floor. Again all of these rooms benefit from excellent views. One of these bedrooms is currently used as a study. Also on the ground floor is a good sized family room with stunning panoramic views and full height storage cupboards along the full length of the back wall. A modern fully tiled shower room with white 3-piece suite and underfloor heating completes the ground floor accommodation.

The property also benefits from a large garage with power supply, workbench, two windows and external water tap. A door from the garage leads into a good sized well maintained walled garden, with established trees and shrubs, which surrounds the property. There is a path along the rear of the house and two patio areas at either side.

#### Accommodation

Lounge	6.09m x 4.64m
Kitchen	3.59m x 3.44m
Dining Room	3.45m x 3.33m
Utility Room	4.15m x 2.77m
Master Bedroom	4.18m x 3.59m
Family Bathroom	2.96m x 2.10m
Bedroom 2	3.35m x 3.19m
Bedroom 3	4.24m x 3.14m
Bedroom 4/Study	4.25m x 2.72m
Shower Room	3.32m x 2.30m
Family Room	4.74m x 3.87m
Garage	6.06m x 3.76m



#### Contact

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#### Heating

Underfloor warm air-duct heating on first floor with night storage heaters on ground floor.

#### Glazing

The property benefits from double-glazed windows throughout.

#### Extras

The curtains, floor coverings, light fittings and all white goods are included in sale. All furniture is subject to separate negotiation.

#### Energy Performance Certificate

The EPC Rating for the property is D.

#### Viewing

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

#### Travel Directions

To find number 35, turn left off Westerloch Drive on to Fogralea. Drive up the hill through a large left hand bend followed by two large right hand bends. Then take the first cul de sac on the right. Number 35 is at the lower end of the cul de sac to the right.

#### Entry Date

Negotiable. Early entry available if required.

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#### 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 in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas 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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