



Uplands, Virkie  
Shetland, ZE3 9JS  
Offers over £150,000



This 4-bedroom detached family home, with integral garage and workshop situated in the basement, benefits from magnificent uninterrupted views over Sumburgh Head to Fair Isle on the horizon. Situated close to Sumburgh Airport, near to a variety of local amenities and 24 miles from Lerwick. A good-sized garden surrounds the property.



#### Further Detail

The bright front entrance hall, accessed by steps, has a full height window. This leads to a spacious inner hallway, with large hall cupboard. All other main rooms are accessed from this inner hallway.

A spacious bright lounge with full height window looks out over Sumburgh Head. The kitchen/dining room has a good range of wood kitchen units, gas hob and electric oven. A sunroom which gets the full benefit of the sun all morning is accessed from the kitchen and leads on to a good sized balcony with steps down to the garden.

There are 4 bedrooms, two to the front of the property enjoying wonderful views, and two to the rear, all with large built-in wardrobes. There is a family bathroom with 3-piece cream suite, and a shower room with shower cubicle, toilet, bidet and wash-hand basin. An insulated loft provides additional storage space.

The basement contains a garage and a workshop/boiler room. The garden is mainly grassed.

#### Accommodation

Entrance Hallway	1.96m x 1.77m
Lounge	5.34m x 4.75m
Kitchen/Diner	5.33m x 4.18m
Shower Room	2.38m x 1.82m
Family Bathroom	2.58m x 1.59m
Bedroom 1	3.50m x 2.95m
Bedroom 2	2.95m x 2.59m
Bedroom 3	3.90m x 2.74m
Bedroom 4	3.89m x 2.73m
Loft	
Garage	
Workshop/Boiler Room	



#### Contact

T: 0141 229 0880

F: 0141 229 0550

[property@inksters.com](mailto:property@inksters.com)

Inksters  
Baltic Chambers  
50 Wellington Street  
Glasgow G2 6HJ

Also in Inverness

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For Home Reports, Viewings + Notes of Interest

#### Heating

Oil-fired central heating throughout

#### Glazing

Double glazed throughout.

#### Energy Performance Certificate

The EPC Rating for this property is D.

#### Home Report

A Home Report is available for this property with a valuation of £150,000.

#### Viewing

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

#### Travel Directions

Travelling from Lerwick, take the road to Sumburgh. As you come over the top of the hill and see Sumburgh Airport, there is a row of five detached houses on your right. Uplands is the middle one of the five.

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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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