

# inksters

s o l i c i t o r s



## THREE BEDROOM CHALET

Kilfenora, Upper Scalloway, Shetland ZE1 0UP

Offers over £55,000



(c) Crown Copyright. All rights reserved. Licence No. SR 100035519.

**Three-bedroom wooden chalet situated in Scalloway, adjacent to the Junior High School and Swimming pool. Situated within walking distance of all local amenities. Also within easy commuting distance of Lerwick with there being a regular bus service from Scalloway. Double glazed throughout. Heated by means of night storage radiators and panel heaters.**

**Entrance Porch** 2.61m x 1.19m  
Door with glazed glass panel. Glazed window. Unlined. Leads to large storage cupboard (1.16m x 0.86m) housing electrical meter. Glazed panel door to inner hallway.

**Inner Hallway**  
The inner hallway has two large cupboards, one housing Megaflow hot water system. The second is a large storage cupboard (1.72m x 0.87) with shelving and coat rail and hatch to loft. Storage heater. Carpet.

**Lounge/Dining Area** 4.47m x 6.58m (at widest)  
Light, airy L-shaped lounge/dining area, with two large double glazed windows: one to front of property with view of Berry Farm and over Scalloway to Trondra; the other overlooks the back of property. TV point and telephone point. 2 night storage radiators. Laminate flooring. Leads to Bedroom 1.

**Kitchen** 2.61m x 2.02m  
Accessed from dining area. Double-glazed window to rear of property. Range of base and wall units. Laminate worktops. Stainless steel sink and drainer. Extractor fan. Tricity Contessa radiant ring cooker with grill and over. Space for fridge and for washing machine. Laminate flooring.

**Bedroom 1 with En-suite Shower Room** 3.32m x 2.61m  
Accessed from living room. Double-glazed window to front of property. Carpet. Leads to en-suite with WC, wash hand basin and shower. Vinyl flooring.

**Bedroom 2** 2.60m x 2.60m  
Double-glazed window to rear of property. Built-in wardrobe. Panel heater. Carpet.

**Bedroom 3** 2.64m x 2.61m  
Double-glazed window to rear of property. Panel heater. Carpet.

**Bathroom** 1.84m x 1.66m  
3-piece white bathroom suite with mains mixer shower over bath. Electric wall heater. Extractor fan. Vinyl flooring.

**Garden**  
Good sized garden surrounding house, with drive-in and clothes drying area.

**Entry Date**  
Negotiable.

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

**Offers**  
All notes of interest and offers should be made to:-  
Inksters Solicitors, Baltic Chambers,  
50 Wellington Street, Glasgow G2 6HJ  
tel: 0141 229 0880 fax: 0141 229 0550  
e-mail: [property@inksters.co.uk](mailto:property@inksters.co.uk)

**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.



INVESTOR IN PEOPLE

**Baltic Chambers**  
50 Wellington Street  
Glasgow  
G2 6HJ

**DX GW28**

t: 0141 229 0880  
f: 0141 229 0550  
e: [property@inksters.co.uk](mailto:property@inksters.co.uk)

[www.inksters.co.uk](http://www.inksters.co.uk)

GSPC Reference 150031

