

10 Runnadale, Ollaberry

is a wooden, two-storey, semi-detached, three bedroom family home in move-in-to condition. All floor coverings, ceiling lighting and curtains are included in the sale. Offers over £115,000 are invited.



The entrance to the property is from an open-sided canopy porch, through the half-glazed front door.

This leads into a vestibule with the cloakroom off. The vestibule leads, through a half glazed door, into the ground floor hallway with doors to the kitchen and living room (which both lead to the dining room) and the utility room.

The stairway steps up to a landing and then to the first floor hallway which leads to the three double bedrooms and the family bathroom.

The electricity, water and sewer are mains connections. There is also a satellite dish and telephone landline.



Heating is by means of an electric centrally located off-peak storage heater with air blower. There is also a panel heater in the first floor corridor and bathroom fan heater.

There is ample storage throughout the property, with access to the loft from the walk in cupboard which also holds the Megaflow hot water tank.

The attractive well maintained gardens to three sides of the property are a particular feature of this home. There is a driveway and two garden sheds.

Location



The property is situated in the heart of the village of Ollaberry in a stunning rural location and within easy reach of Brae some 11 miles away, with Lerwick a further 24 miles to the south.

There is a large children's play park and a post office within metres of the house.

The excellent Ollaberry Primary School (Education Scotland Inspection Report - November 2013) is within easy walking distance, as is the Ollaberry Community Hall.

The community operated Ollaberry Shop (including fuel pumps) and the local garage are located further up the hill, still within reasonable walking distance.

The bus stop for scheduled services is just around the corner from the property and school transport is provided to the Brae High School for secondary school age pupils.

Several beaches and outstanding natural geological features and coastlines are nearby.



Runnadale is part of the group of houses at the bottom of the hill

Kitchen (3.1m x 2.9m)



The easterly facing fitted kitchen comprises of Nolte units, including base unit corner carousels, cupboards, drawers and a frosted display wall cabinet.

There are NEFF built-in appliances - double oven, hob and hood. There is a one and a half basin sink with drainer. Space is provided for a dishwasher with plumbing installed.

The fridge and a microwave are included in the sale.

The kitchen has two doors, one leading to the ground floor hallway and one leading into the dining room.

Living Room (4.7m x 3.2m)



The westerly facing light and airy living room has a large picture window overlooking the front garden.

There is a half-glazed door leading into the ground floor hallway and archway leading to the dining room.

Brush plates have been installed to allow wall mounting of a flat screen television without visible cabling.

Dining Room (2.8m x 3.2m)



The easterly facing dining room is spacious enough to currently be used as both a dining room and office/computer room. There is a door leading into the kitchen and archway leading to the living room. There are built-in shelves providing useful storage.

The current owners have considered the installation of patio doors which would provide access from the dining room to the rear garden. Potential purchasers may also wish to consider this option, subject to any consents required.



Cloakroom (1.7m x 1.2m)



The ground floor fitted cloakroom has a toilet and wash hand basin. The feature mirror is included in the sale.

The utility room contains the electricity meters and consumer unit. There are wall cabinets and plumbing connections for the washing machine. A washing machine will be included in the sale.

Utility Room (1.7m x 1.7m)



Vestibule, Hallway and Stairs



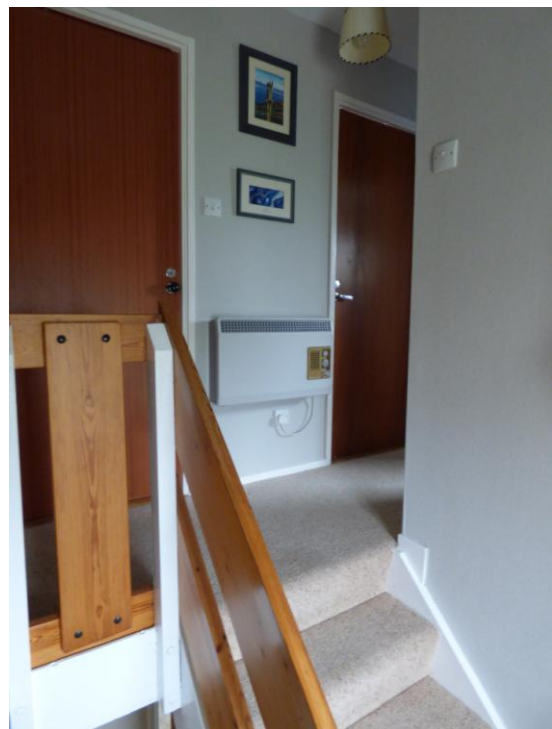
Vestibule



Ground Floor Hallway



Stairs Landing



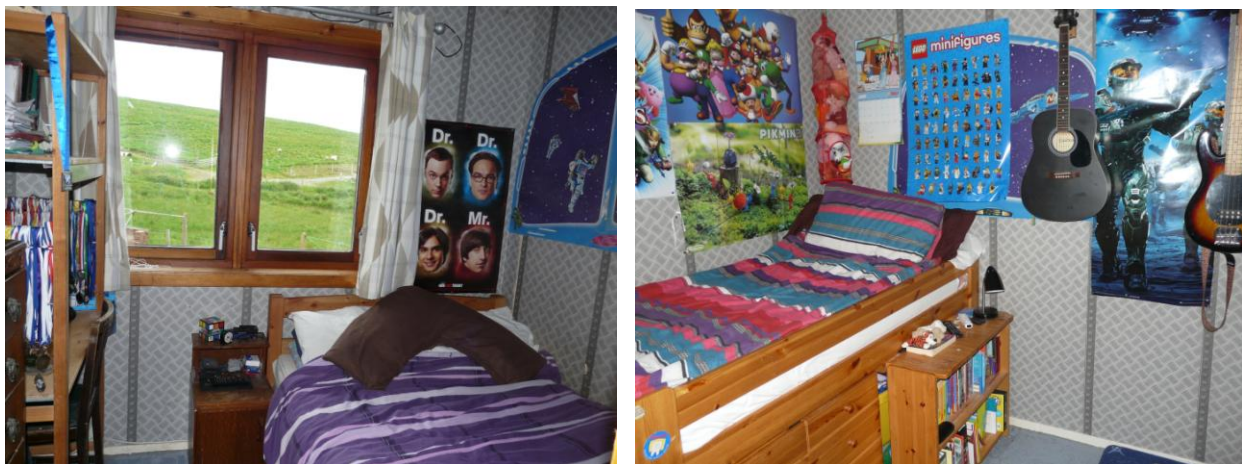
First Floor Hallway

Bedroom 1 (3.2m x 3.3m)



Westerly facing spacious double bedroom with built in wardrobe/cupboard. The particularly large windows to this room offer a lovely view over the village.

Bedroom 2 (4.3m x 2.6m)



The current owners have constructed a half width partition in this particularly spacious easterly facing double bedroom. This creates two separate 'alcoves' to allow a level of privacy in this shared bedroom. The partition has been constructed for easy removal and can be left in-situ or removed, depending on the purchasers' wishes.

Bedroom 3 (2.9m x 3.6m)



Easterly facing spacious double bedroom. This room is cabled for SKY multiroom.

One wall of this bedroom is completely devoted to bookshelves. These will be removed on the sale of the property.

Bathroom (2.0m x 1.95m)

The fitted family bathroom has a toilet, wash hand basin and curved bath with power shower over and glazed shower screen.

There is a wall mounted bathroom fan heater.

The corner mirrored cabinet is included in the sale.



External

There is a single driveway to the front of property with additional public parking areas available across the street.



The front garden is primarily lawn with a decorative glass border containing feature rocks. There are mixed varieties of maturing trees at the bottom of the garden and fruit bushes nearer the house.

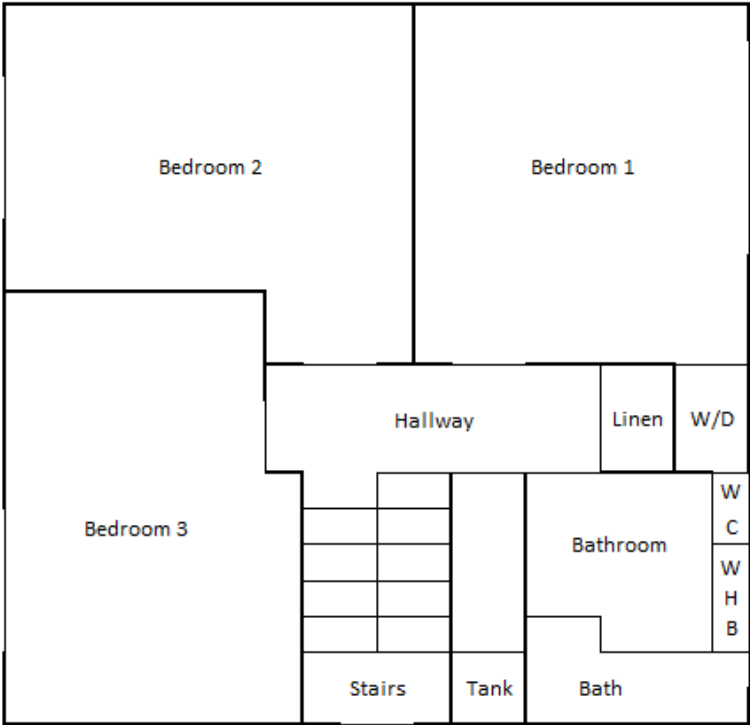
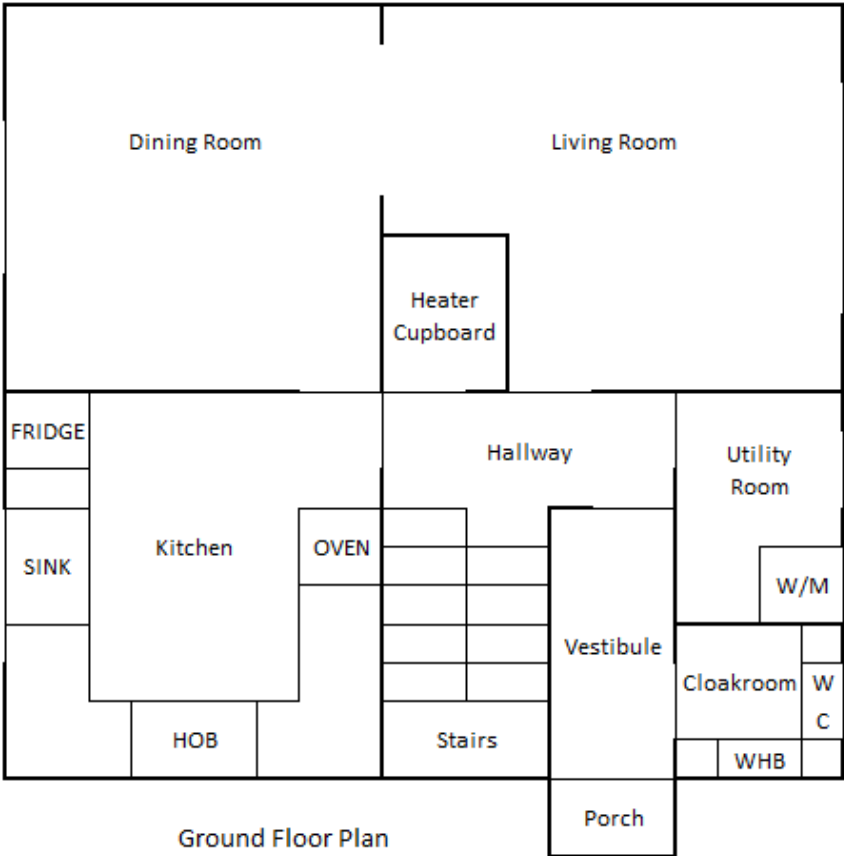
The side garden contains a newly extended rockery and is the location of the smaller of the two sheds, currently used as a bike shed. Another decorative glass border containing feature rocks runs along the side of the house. As this area was reconfigured in 2014, some of the grass has yet to fully establish.



The rear garden is on two levels. The lower level is a seating area. Planted rockeries form the change in level. Again the ground surface comprises of decorative glass and feature rocks, along with paving slabs. There is an external tap in this area. The upper level is accessed by steps with rockery areas to either side. On the upper level is the larger of the two garden sheds, a grassed area with the clothes line and raised vegetable beds on three sides. The fourth side comprises a flower bed and a strawberry bed. There are open views of the countryside and out towards Ollaberry Bay and Yell Sound from the rear garden.

A quantity of the feature rocks, some of the plants and other garden items will be removed on the sale of the property. The integrity of the rockeries will be maintained.

Floor Plans (not to scale)



First Floor Plan