

# Willowbank

## Offers over £180,000

Willowbank, Nesbister, Whiteness, Shetland, ZE2 9LJ





## Overview

Spacious 4 Bedroom detached home, with stunning panoramic views over Whiteness Voe, in immaculate walk-into condition. Situated approximately 9 miles from Lerwick. Close to all local Whiteness amenities such as the Primary School and Nursery, Playgroup, Youth Club, Snooker Club and Football Pitch. The Whiteness Shop is within walking distance. Lounge, Dining Kitchen, Utility Room, 4 Bedrooms, Bathroom, large Garage and basement room. A large well maintained garden with established trees and shrubs surrounds the property. Viewing is highly recommended.

A bright outer hallway, lit by the glazed front door, leads to a utility room with sink, base and wall units, W.C., and plumbing for a washing machine and space for a tumble drier. A further door leads to the spacious L-shaped inner hallway with maple floor leading to all main rooms and the garage. A hatch in the garage leads to a partially floored loft providing excellent storage space.

The lounge is a very bright attractive room with maple floor and a large window providing magnificent uninterrupted panoramic views over Whiteness Voe. The bright spacious dining kitchen, again with maple floor, has patio doors to a balcony facing Whiteness Voe, and two other windows again with outstanding views. There is a good selection of cherry wood kitchen units with integrated fridge and dishwasher. There is a large gas Range Cooker. Glazed double doors lead from the dining area to the lounge.

The master bedroom is spacious, with magnificent views, and large built-in wardrobe. The other three bedrooms are bright, of good size, and two have built in wardrobes, the third has an alcove, with hatch giving access to one section of the basement. A good sized bathroom, complete with off white 3-piece suite, and shower completes the accommodation.



## Accommodation

The property also benefits from a large garage, with electric door, inspection pit and access to a large partially floored loft. There is a large basement room which houses the boiler, and collection area for the Smart Hoover system is accessed separately from the garden, but still requires some completion work. A well maintained, fenced, established garden with trees, shrubs and flowers on three sides, with a large lawned area to the front and a chipped drying green to one side. A concrete path leads around the property. The large tarred driveway has room for 5 vehicles, and has power and lighting by the double gate

<b>Lounge</b>	<b>4.99m x 3.84m</b>
<b>Dining Kitchen</b>	<b>7.81m x 3.57m</b>
<b>Utility Room</b>	<b>3.51m x 2.97m</b>
<b>Family Bathroom</b>	<b>2.74m x 2.64m</b>
<b>Master Bedroom</b>	<b>3.79m x 3.78m</b>
<b>Bedroom 2</b>	<b>3.77m x 2.90m</b>
<b>Bedroom 3</b>	<b>3.91m x 2.63m</b>
<b>Bedroom 4</b>	<b>3.16m x 2.72m</b>
<b>Garage</b>	<b>6.33m x 5.43m</b>

### Heating

Oil heating, by means of a Worcester Heatslave Boiler.

### Glazing

The property benefits from hardwood double-glazed windows throughout.

### Extras

The curtains, floor coverings, light fittings and range cooker are included in sale. Washing machine, tumble drier and American Fridge-Freezer are subject to separate negotiation.



## Additional Information

### Viewing

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

### Travel Directions

Travelling to Whiteness from Lerwick turn left at the Nesbister junction and Willowbank is the second house on the right with the hipped roof and a brown wooden fence.

### 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.