

# Hillend

## Offers over £20,000

Hillend, Hillswick, Shetland, ZE2 9RP





### Overview

Property in need of significant repair but set in a stunning location, on the road to Eshaness from Hillswick, with uninterrupted sea views. Accommodation: Lounge, Kitchen/ Dining Room, 2 Double Bedrooms, Toilet and Shower. Double garage.

### Extent

The plot extends to 0.3 acres or thereby.

### Condition

There is no requirement for the seller to produce a Home Report for this property given the current state of repair of the property. However, it is considered that most prospective purchasers would consider the following works to be necessary:-

1. Renewal of roof coverings and rainwater system. It is also likely that fairly significant repair will be required to the roof structure.
2. Renewal of skews and chimney heads.
3. Replacement of porch.
4. Replacement or significant reconstruction of garage.
5. Repointing and some stabilisation of the stonework to the external walls.
6. Renewal of windows, doors and rooflights.
7. Complete replacement of internal linings and services.
8. Damp proofing to the floors.

This list is given for guidance only and should not be relied upon. Any prospective purchaser should obtain their own survey report over the property.

The property will be sold as seen.

### Services

It is understood that the property has an electricity supply, water supply, telephone line (disconnected) and a septic tank. Prospective purchasers should satisfy themselves of this.

### Viewing

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

### Travel Directions

Take the road from to Eshaness from Hillswick and the property is on your left hand side a little distance after the first main bend. There is a track leading down to it with the beach/sea beyond.

### 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.