



Beulah, Wadbister  
Girista, Shetland, ZE2 9SQ  
Offers over £205,000



This detached 4 bedroom family house in move into condition is in a beautiful location with marvellous views of Wadbister Voe, yet only 9 miles from Lerwick and 21 miles from Sullom Voe.

There is an integral garage, basement, large floored loft, greenhouse and shed. A large airy sitting room overlooks the front garden with the addition of an open fire. The fitted dining kitchen has a range of traditional style oak units. The large garden with mature trees, vegetable plots, drying area, and access directly to the beach with mooring for a boat is a great asset. The driveway provides parking for approx. 5-6 cars. The property has oil fired central heating, is fully double glazed and has recently been re-harled. The nearest Primary School is in Tingwall where there is also a Hotel and Public Hall. Viewing is highly recommended.

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**Entrance hall**

Coat hooks and providing access to sunroom

**Sunroom—6.2m x 1.4m**

Bright room with 5 large windows

**Inner-Hallway**

Providing access to all rooms, with hatch to loft.

**Lounge—5.50m x 4.45m**

Large airy room, with large windows overlooking the front garden and an open fire.

**Dining Kitchen—5.90m x 3.90m**

Good sized room, with a good selection of kitchen units and all necessary appliances. Overlooks Wadbister Voe.

**Utility Room—3.70m x 4.40m (widest)**

The L-shaped room is fitted with sink and drainer, washing machine, larder fridge and freezer.

**Cloakroom**

Small cloakroom with toilet and washhand basin.

**Bedroom 1—3.00m x 4.00m**

Beautiful view of Wadbister Voe. Large built-in wardrobe with hanging rail and shelves.

**Bedroom 2—3.00m x 3.85m**

Looks out over Wadbister Voe. Large built-in wardrobe hanging rail and shelves.

**Bedroom 3—3.00m x 2.30m**

Beautiful view of Wadbister Voe. Built-in cupboard with shelves.

**Bedroom 4—3.00m x 2.00m**

**Bathroom—2.90m x 2.00m**

3-piece white bathroom suite and large fitted shower cabinet with mains pressure shower.

**Integral Garage—5.30m x 3.10m**

With large folding wooden doors, concrete floor, fitted shelves, work bench, electric sockets and hot and cold water supply. Can also be accessed from house.

**Basement**

Large storage area with restricted height. Shelving and access to hot and cold water.

**Garden Shed**

Split into 2 distinct rooms. Block built with steel profile sheeting roof.

**Work Room—3.40m x 2.30m**

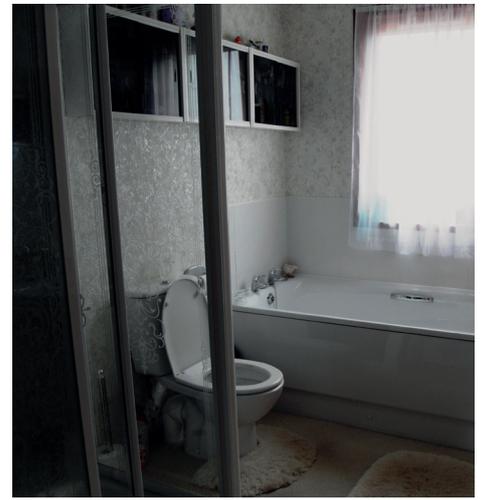
Work benches, shelves and electricity.

**Shed—7.30m x 3.40m**

Shelves, sink and lighting. Large double doors leading to back garden.

**Greenhouse**

Timber greenhouse.



#### Heating

Oil fired central heating.

#### Glazing

Double glazed throughout.

#### Extras

All fitted white goods are included in the sale and other items may be available subject to separate negotiation.

#### Viewing

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

#### Travel Directions

Travel north from Lerwick keeping to the main road. Take the turn off for Wadbister. Drive down the road to the row of houses along the shore. Beulah is the fifth house on the left, easily distinguished by the large 'Christmas' tree.

#### Contact

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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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