



Aegirsta, Cunningsburgh, Shetland ZE2 9HG

Offers Over £250,000









## THE PROPERTY

This three bedroomed, bungalow is located at the end of a quiet rural road. It is in move in condition and with its extensive windows and uninterrupted sea views provides ample opportunity for whale watching and spotting the local wild life, birds and other sea life that Shetland has to offer.

The property was built by the Sellers and over the years they have cultivated a beautiful garden with a picturesque pond and pathways leading to secluded seating and private alfresco areas. Cunningsburgh is a thriving village 15 minutes from Lerwick. The community has a Primary School, Hall and MacKenzie's Farm Shop & Café with everyday groceries and essentials. Minutes south is Sandwick with bakery, grocer, Post Office, primary school, the South Mainland secondary school, leisure centre with indoor pool, play parks, football pitch, community hall and sailing club. This property presents an ideal opportunity for all, including, families, working couples, retired couples and anyone looking for peace and quiet.

Kitchen has two windows with picturesque sea views and space for a dining table and chairs. Contains fitted cabinets, work tops with splashback, stainless steel sink, integral appliances including gas hob and electric oven and grill, dishwasher and standalone fridge/freezer. Spacious Sitting Room has panoramic windows providing uninterrupted views over neighbouring croft land to the sea. Contains multi-fuel stove in fire place providing a convenient alternative heat source as it is connected to switch over if required. French doors from the Sitting Room lead into the good sized Conservatory with large windows again offering sea views.

The Master Bedroom is situated next to the Sitting Room and has a window looking over the tranquil rear garden. A further double bedroom looks out to the private rear garden. A single bedroom is currently used as a Study and has a window overlooking the rear garden. Bathroom has opaque glass window at the rear of the property and contains a three piece suite and electric shower. The Utility Room is accessed via a glass paned door from the Hallway and provides integral access to the single car garage.

This home is situated facing south with extensive uninterrupted sea views. It is mainly bounded by wood slat fencing. There is a gravelled area at the front of the property providing off road parking that includes the oil tank, drying area and attractive south facing seating area with garden beds and rockeries. The integral garage provides access to the house. Contains an electric up and over door, work benches, shelving, boiler, lighting, power points and a door leading to the rear garden. Access to the rear garden is also via a seating area with water feature and sea views situated beside the garage. The private rear garden provides direct access to the Green House and adjoining Conservatory. The gravelled pathways wind through the garden enabling one to find quiet and peaceful seating areas. There is a further decked area ideal for alfresco entertaining.

Cunningsburgh is situated approx. 10 miles south of Lerwick. Turn left onto the single track road signed posted "Aithsetter" (opposite the bus stop). Carry on along this road for a mile or so and turn left at the junction signed post "Wilhoull". Aegirsta is the second to last house at the end of this road.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com