Solbjorg,
West Isle, Out Skerries, ZE2 9AS

Very rare opportunity to acquire a recently built four / five bedroom detached property in a ‘get-away-from-it-all’ location in the Out Skerries, a group of small islands off the east coast of Shetland.

Completed in 2014 and set in a 1/3 acre site, this spacious family home offers two storey accommodation with a gross external floor area of around 230m², comprising a lounge, family room / bedroom 5, kitchen / dining room, shower room & utility room on the ground floor, plus four double bedrooms including a master bedroom with en-suite shower room, and a family bathroom on the first floor. The house is fully double glazed and benefits from central heating provided by an air source heat pump.

It enjoys a sunny, south-westerly aspect and stunning sea views to the neighbouring island of Whalsay and the east coast of mainland Shetland in the distance.

Although remote, which is very much part of their attraction, the islands have a subsidised ferry link to mainland Shetland.

Solicitors and Estate Agents
St Olaf’s Hall, Church Road, Lerwick, Shetland ZE1 0FD
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For details of all the properties for sale through Harper Macleod Shetland visit www.estateagencyshetland.co.uk
General Information

The Shetland Islands are the most northerly part of the United Kingdom being located approximately 100 miles north of Aberdeen and 200 miles west of Bergen, Norway. There are over 100 islands of which 12 are inhabited. The islands, which are home to around 22,000 people, provide a vibrant and safe community enjoying dramatic and unspoilt scenery and an abundance of wildlife.

Shetland is linked to Mainland Scotland by an overnight ferry service from Aberdeen operated by Northlink Ferries (www.northlinkferries.co.uk), whilst Loganair operates direct flights to Sumburgh from Aberdeen, Edinburgh & Glasgow (www.loganair.co.uk), islanders being entitled to discounted air fares.

The Out Skerries is a group of small islands off the east coast of mainland Shetland, comprising the two main islands of Housay (West Isle) on which ‘Solbjorg’ is situated, and Bruray (or East Isle), which are linked by a short bridge.

Although the islands are remote, there is a regular subsidised ferry service to Vidlin or Lerwick on mainland Shetland, with services on five days all year round. Crossing time to Vidlin is approximately 90 minutes; Lerwick is approximately 150 minutes.

Previously Direct Flight operated a short ten minute flight to the islands from Tingwall airstrip just outside Lerwick on behalf of Shetland Islands Council. This service does not currently operate but efforts are underway to hopefully enable them to re-start in the future.

The islands are particularly scenic with a rugged coastline of cliffs, arches, blow holes, caves, stacks, voes, naturally sheltered harbours & beaches, and offer plenty of walking opportunities. They are an ornithologists paradise with year round interest, and all kinds of sea birds, otters, seals & whales can be seen from the shore. Boasting crystal clear waters, the islands provide a popular destination for scuba diving and sailing.

Local shopping is available on the island and there is a post office and community hall, both within walking distance. Whilst a GP visits regularly there is also a resident nurse. The local primary school is presently mothballed however should a family with primary school children move to the islands the local education authority would discuss with them how education could best be provided.

Secondary schooling is provided in Lerwick where a new purpose built High School opened last year along with a new hostel providing accommodation for pupils from the outer isles. Transport would be provided for pupils wishing to return home to Skerries at weekends.

Every household on the island benefits from mains electricity & water, and broadband is available.

Built in 2013 / 2014 the house is of timber frame construction clad externally with rendered concrete blocks and a concrete tiled roof. Windows and doors are double glazed and central heating is provided by a Dimplex Inverter air source heat pump with supplies underfloor heating to the ground floor and radiators upstairs.

Please note that the photographs were taken prior to additional finishing work being completed to the house.

Accommodation

Entry to the house is via a vestibule to the north-east side of the house which leads through to a large open-plan, dual aspect lounge with feature staircase with oak banister to the first floor. Doors to the left lead to a further family room / bedroom and a ground floor shower room, whilst at the rear glazed double doors open to a very spacious kitchen / dining room. Off the dining area is a utility room with further entrance door.

The staircase splits at the top to lead to two double bedrooms to the right, including a master bedroom with en-suite shower room, and a further two double bedrooms to the left, and a family bathroom, all the bedrooms benefiting from built-in wardrobes.

In detail the accommodation comprises:-

On the Ground Floor:-

Vestibule
With handy built-in cupboard space to either side.

Lounge
(Approx. 7.6m x 4.5m) (25’ x 14’8”) Bright, generously proportioned, carpeted room with windows to the north-west & north-east, and two feature light fittings, built-in ceiling speakers & ethernet point.

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Offers in the region of £150,000

Family Room / Bedroom 5
(Approx. 4.2m x 3.6m) (13’9” x 11’9”) Second reception room, which could alternatively be used as a ground floor bedroom, the adjoining ground floor shower room providing easily accessible bathroom facilities. Built-in cupboard / wardrobe.

Shower Room
(Approx. 2.1m x 1.75m) (7’ x 5’9”) With wet-wall lined corner shower enclosure and white W.C. & wash hand basin. Heated towel rail / radiator.

Kitchen / Dining Room
Very spacious room measuring approximately 10m x 3.5m (33’ x 11’6”) situated to the south-west side of the house and enjoying fine sea views towards the neighbouring island of Whalsay and the east coast of Mainland Shetland. Again it is a nice bright space with a dual aspect to the kitchen area and a further window to the dining area which has ample space for a table & chairs. The striking kitchen is fitted with black doored units set off by wood effect worktops, the units providing ample cupboard space and including a breakfast bar, inset sink, concealed dishwasher and glazed display cabinet. The dual fuel range cooker and plumbed-in ‘American’ style fridge / freezer will be included in the sale. Wood effect vinyl flooring is laid throughout.

Utility Room
(Approx. 3.5m x 1.8m) (11’6” x 5’10”) Situated off the dining area, the utility room has further fitted units, plumbing for a washing machine and vents for a tumble dryer. A built-in cupboard houses the hot water tank and heating system.

On the First Floor:-

The stairs to the right lead to a small landing with two built-in cupboards and bedrooms 1 & 2.

Bedroom 1
(Approx. 4.2m x 4m) (13’10” x 13’2”) Master bedroom with fitted carpet and en-suite shower room (approx. 3.3m x 3.1m at widest points) (10’9” x 10’3”) with shower, W.C. & wash hand basin.

Bedroom 2
(Approx. 4m x 3m) (13’2” x 9’10”) Double room with built-in wardrobe & fitted carpet.

The stairs to the left lead to bedrooms 3 & 4, and the bathroom.

Bathroom
(Approx. 3.5m x 3m) (11’7” x 10’) Large family bathroom comprising a white suite consisting of a corner bath, W.C. and wash hand basin set in a fitted unit with cupboard space below, plus a separate shower. Although this room requires further development, the bath and W.C. are fully operational.

Bedroom 3
(Approx. 4m x 3.75m) (13’2” x 12’4”) Double room with built-in wardrobe & fitted carpet.

Bedroom 4
(Approx. 3.9m x 3.6m) (12’10” x 11’10”) Double room with built-in wardrobe & fitted carpet.

External
The property is set in large grounds estimated to extend to around 1/3 acre or thereby with access rights over a track from the public road. The site is still to be developed.

Additional Information
The following website provides information, videos and photographs of the islands as well as previous and upcoming events.

http://www.discoveroutskerries.co.uk/

There is a facebook page called "Friends of Out Skerries" which also provides information on local events.

Out Skerries by Joan Dey is a book detailing the islands history from its first settler’s up to the early 1990’s including many photos and illustrations.

The local tourist office located in Lerwick can provide information on the islands.
https://www.shetland.org/

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Council Tax
Understood to currently be Band B. Prospective purchasers should however contact Shetland Islands Council directly for confirmation. Details of Council Tax rates can be found on Shetland Island Council’s website at:
http://www.shetland.gov.uk/counciltax/charges.asp

Location

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