



# 4 Linga

Wethersta, Brae, Shetland ZE2 9QL

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# Introduction

A three-bedroom semi-detached home sitting above the shoreline, offering breathtaking, panoramic views across the nearby voes and towards Lunga Island



An entrance porch opens into the main hallway, which includes a convenient under-stair storage area. To the right, a glazed door opens into a generously sized sitting room, enjoying natural light from windows on two sides.

The kitchen is fitted with a good range of pine-fronted base and wall units, with contrasting worktops and a stainless steel sink with drainer. Appliances include a freestanding cooker with extractor hood, washing machine, and fridge and there is ample room for a breakfasting table and chairs. A large rear-facing window provides far reaching views over the garden and towards the nearby voes.



The bathroom has pine panelling to dado height, a bath with shower attachment, WC and a wash basin. A rear window allows for ample natural light.

Upstairs, the property has three double bedrooms, along with two built-in storage cupboards on the upper hall for added practicality.

#### Outside

The garden to the side and rear is fenced and well established with an area of grass and mature shrubs. There is a communal area of ground at the front for vehicle parking.





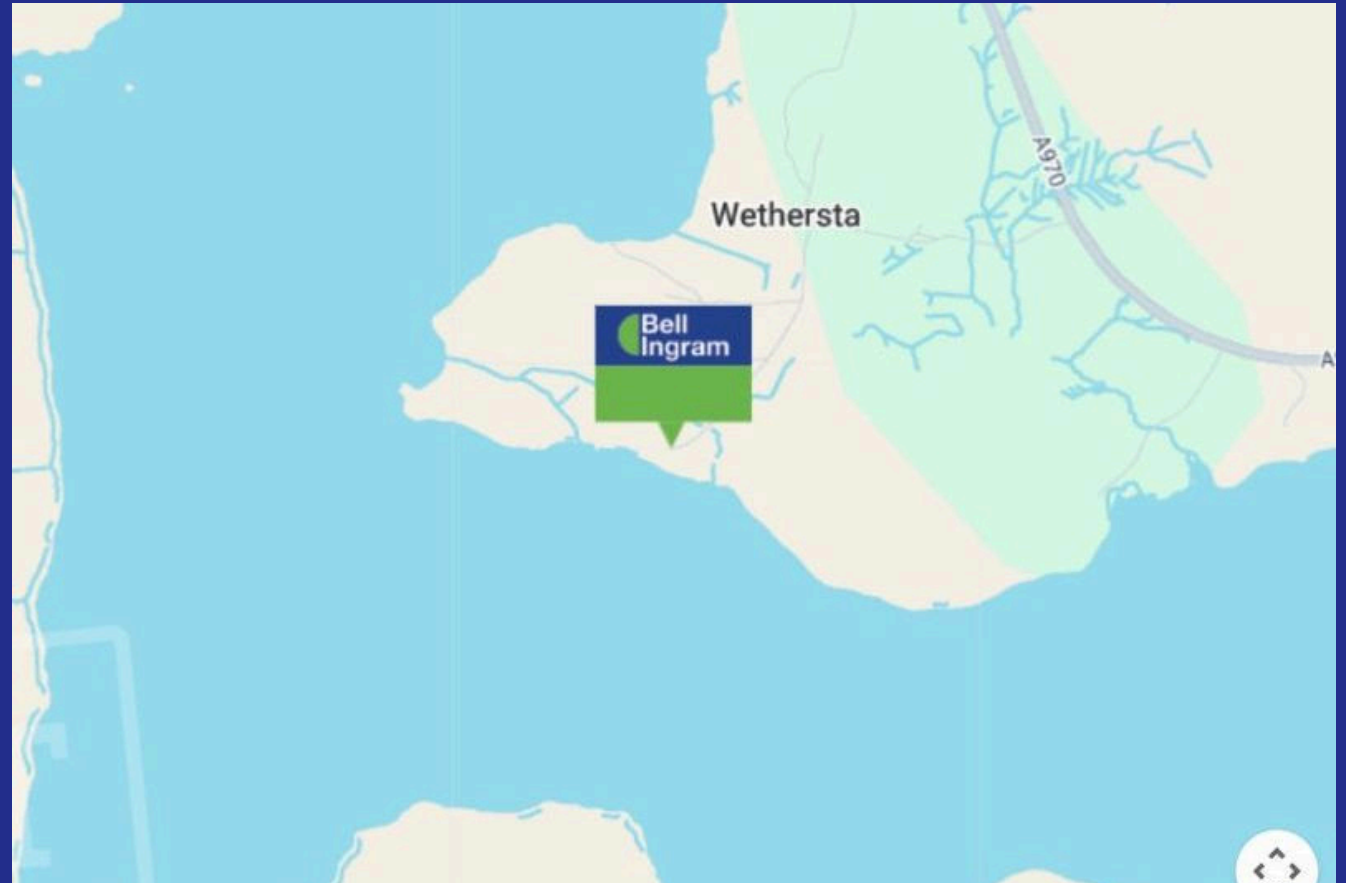


## Location

The property sits close to the shore with stunning views over to Linga island and the voes of Olna Firth, Busta Voe, and across to Muchie Roe. The village of Wethersta has much to offer, being surrounded by rolling hills and rugged coastline with breathtaking views and abundant wildlife including seabirds, seals, otters, porpoises and killer whales. The area is also known for its stunning sunset and peaceful atmosphere.

Despite its rural location, the property is just two miles from Brae which has a surprisingly wide range of local amenities including local shops, hotels and restaurants, a leisure centre, a health centre and primary and secondary schooling. . The main town of Lerwick is only 22 miles away with a wide range of amenities including shops, leisure and cultural.

The Shetland isles have a rich Norse heritage including a large collection of Viking longhouses. The traditional festival of Up-Helly-Aa has been an annual occurrence since the 1880s and is an experience not to be missed.

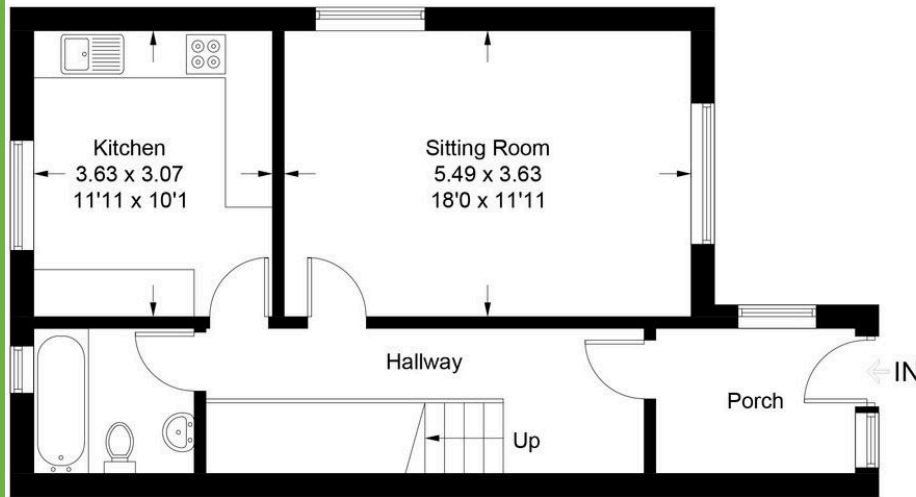


# Plans

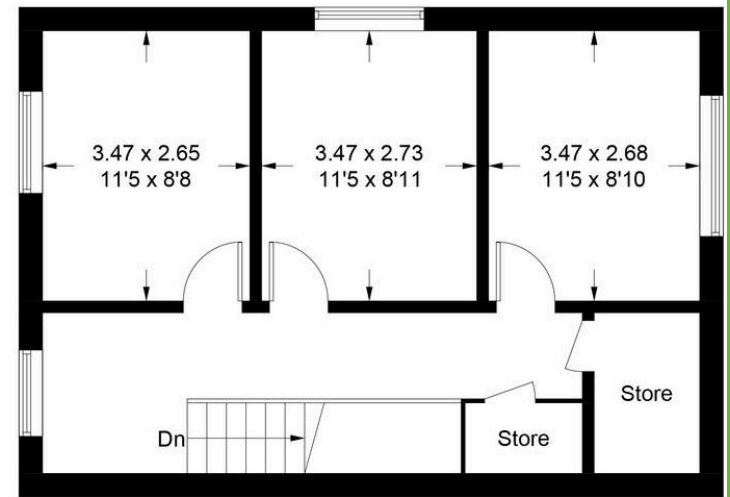
99 sq m (1,064 sq ft)

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Approximate Gross Internal Area = 98.9 sq m / 1064 sq ft



Ground Floor



Upper Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1239929)

# Details

## Local Authority

Shetland Islands Council

## Council Tax

Band = B


## Tenure

Freehold

## EPC

EPC Rating = E

4 Linga

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Services & Additional Information

### Directions

From Lerwick, take the A969 and continue to the North Road roundabout. From there, head northwest on the A970 for approximately 35 miles. Keep an eye out for the signposted turn to Wethersta on your left. Follow this road for about 620 metres, then turn left again. Continue all the way to the shoreline, where you'll find No. 4 on the right-hand side of the two semi-detached properties.

For viewers using What3Words, the location is at [///fields.clustered.quirky](https://www.what3words.com/fields.clustered.quirky)

### Services

The property is double glazed and is heated by electric storage heaters. There is mains electricity and drainage is to a septic tank which was serviced early in 2025.

### Fixtures and fittings

The fitted flooring, curtains, blinds and appliances are included in the sale.

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Offers Over £90,000



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Published: October 2025

Property Ref: PER250069

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