

12 Scalloway Road, Lerwick

**For Sale - Offers over
£200,000 invited**

Closing date Thursday 19 November 2pm



Location

Located within the centre of Lerwick, 12 Scalloway Road is a traditional stone semi-detached house, built circa 1860's. It is within walking distance of Bells Brae Primary, Anderson High School, Gilbert Bain Hospital, Town Centre and is just a stone's throw from Islesburgh and bus routes.

The property offers period features with well-proportioned and flexible accommodation, a reception room, kitchen area, music room, store/utility room on the ground floor with four bedrooms and a bathroom on the first floor. The property needs refurbishment throughout but offers generous sized rooms. The reception and music rooms offer considerable flexibility and could be used as a main living room and additional sitting room, dining room or home office, depending on the requirements of the purchaser.

12 Scalloway Road is an excellent opportunity for anyone looking for a renovation project and a great venture to transform the property into a fantastic home within the heart of Lerwick. There are four comfortable sized bedrooms, and the master bedroom offers a walk-in wardrobe or the option to make it into an en-suite.

Externally, the property benefits from a large front garden with the potential for a drop kerb and private driveway providing useful off-road parking. Positive conversations have been held with Roads however, potential purchaser must ensure they comply with any relevant consents.

Work was carried out in 2025 on the roof and chimney. Slipped roof tiles and two chimney caps were replaced, chimney head cracks re-pointed, and water-based sealant used on heads and skews. Drone photos of the roof are below. The cistern has been replaced as it contained asbestos, the bitumen sink pad has also been removed along with the lining of the floor covering in the cupboard which is all detailed in the updated asbestos reinspection report.

Living/Reception Room



Music Room



Kitchen



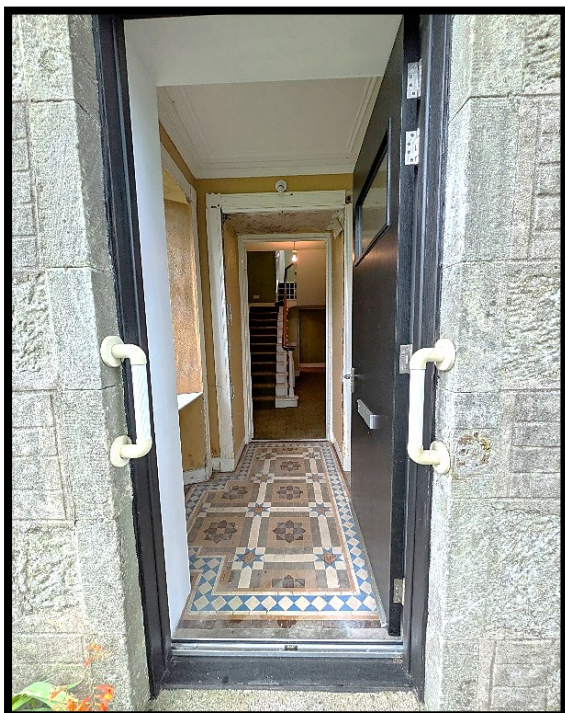
Pantry/Utility Room



Staircase



Front Entrance



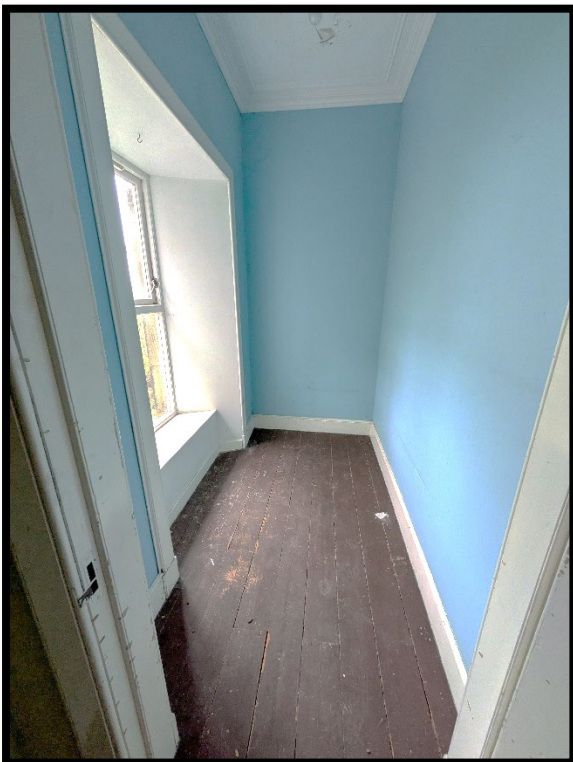
Garden



Master Bedroom



Walk-in Wardrobe



Front Bedroom



Back Left Bedroom



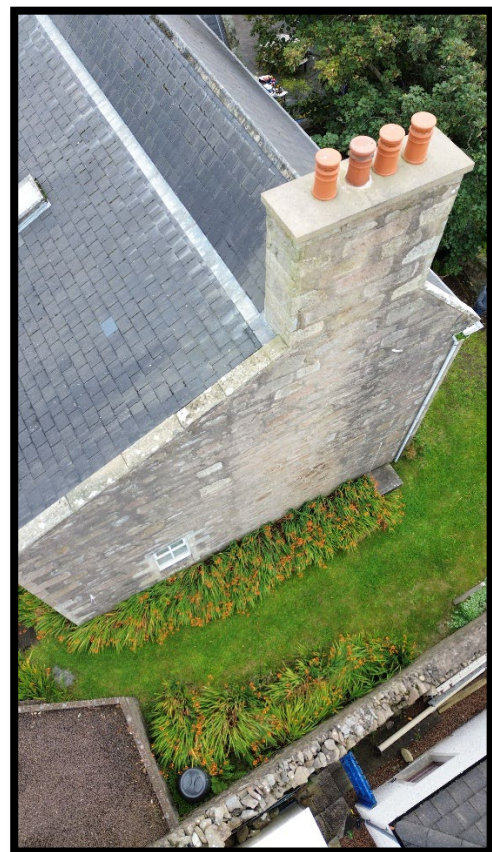
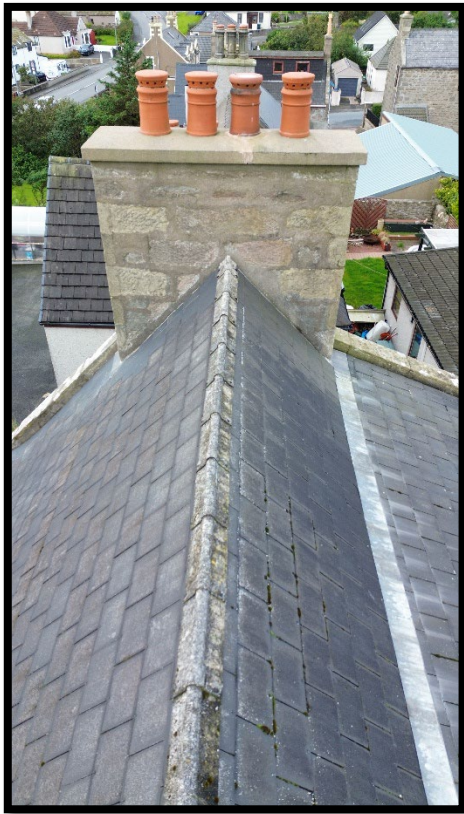
Back Right Bedroom



Bathroom



Roof



Asbestos

Asbestos Management survey May 2025 and Re-Inspection October 2026 can be sent on request due to their large file making the schedule slow to open from the intranet.

Access

All access will be from the garden gate leading from Scalloway Road. There will be no access or parking rights within the nursery setting.

Services

Water, drainage and electricity are on site.

Rateable value

Current Council Band - E

EPC Rating - G – Appendix 4

Planning

Planning consent and/or Building Standards approval will be required for any proposed alterations or change of use. The prospective buyer should consult with the Shetland Islands Council Planning Service to fully understand any requirements that may be necessary.

Contact Planning: 01595 744293

Price

Offers over £200,000 are invited.

Viewing

Contact Mike Taylor 01595 744591 or Tracey-Anne Anderson 01595 744165

Submitting an Offer

Please note that the closing date for offers is **2.00pm on Thursday 19 November 2026**. Offers should be made through a Solicitor and e-mailed to:

Mike Taylor

Email: mike.taylor@shetland.gov.uk

Or

Tracey-Anne Anderson

Email: tracey.anne.anderson@shetland.gov.uk

E-mails should be clearly titled with the relevant property name e.g. 'Offer for 12 Scalloway Road, Lerwick'.

Whilst the foregoing particulars are believed to be correct, their accuracy is not warranted.

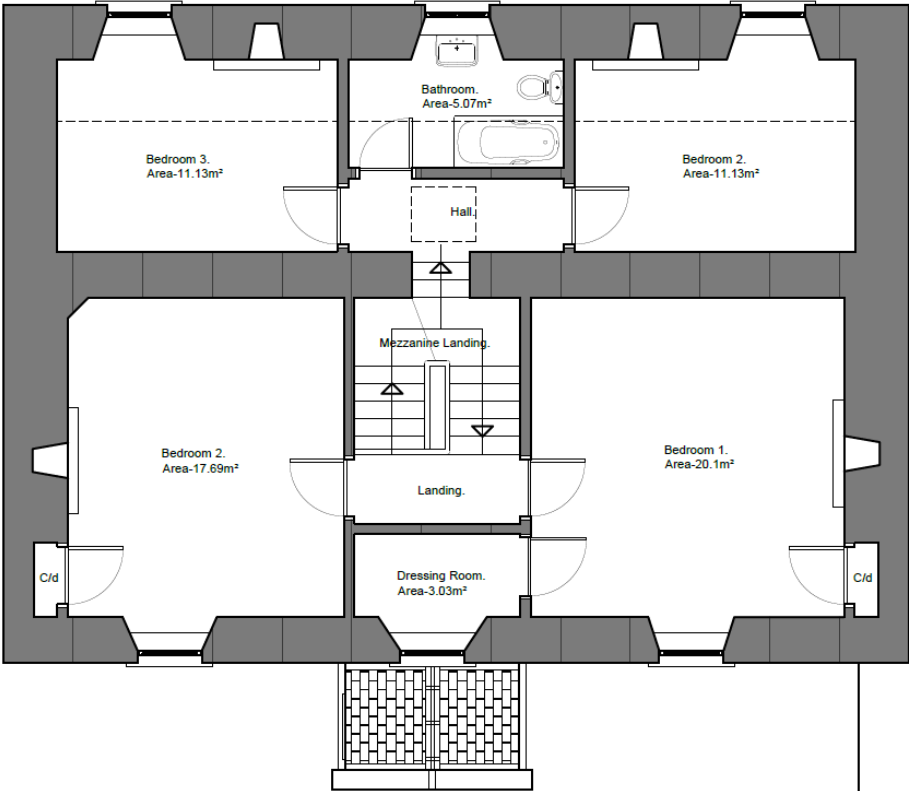
The Council reserves the right to amend the closing date.



SHETLAND
ISLANDS COUNCIL

SHETLAND ISLANDS COUNCIL
8 North Ness Business Park
Lerwick, Shetland
ZE1 0LZ

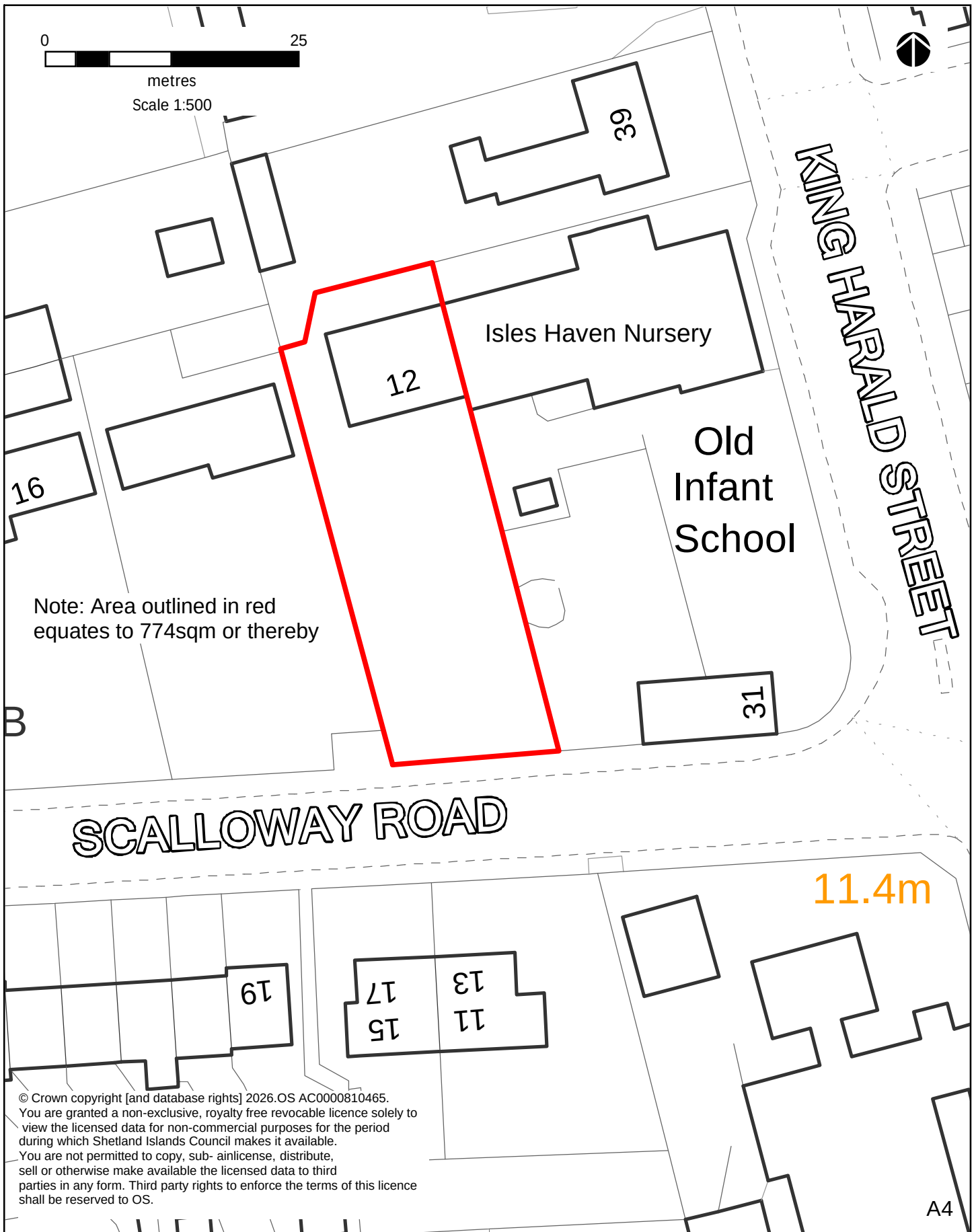
Appendix 1



GROUND FLOOR PLAN AS EXISTING SCALE 1:100.



UPPER FLOOR PLAN AS EXISTING SCALE 1:100.



**12 Scalloway Road
Lerwick**

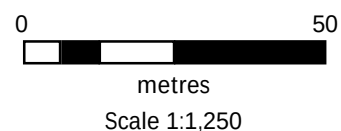
Disposition Plan

Date: 05/10/2026



**12 Scalloway Road
Lerwick**

Disposition Plan



Date: 05/10/2026

Energy Performance Certificate (EPC)

Scotland

Dwellings

12 SCALLOWAY ROAD, LERWICK, SHETLAND, ZE1 0LD

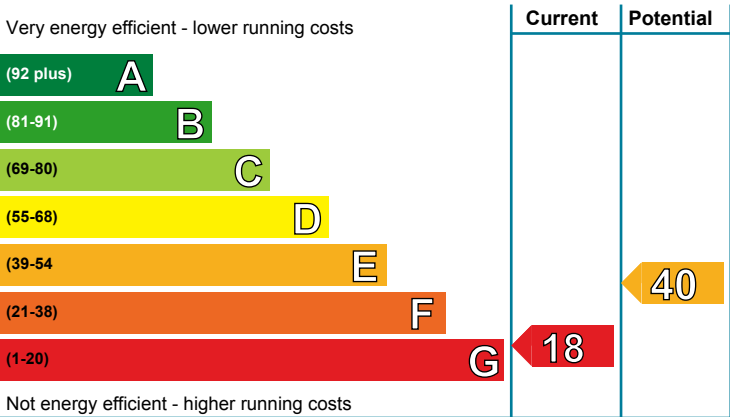
Dwelling type:	Semi-detached house	Reference number:	2616-8228-1430-2788-7292
Date of assessment:	18 August 2026	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	05 September 2026	Approved Organisation:	Elmhurst
Total floor area:	159 m ²	Main heating and fuel:	Electric storage heaters
Primary Energy Indicator:	679 kWh/m ² /year		

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£37,251	See your recommendations report for more information
Over 3 years you could save*	£8,988	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

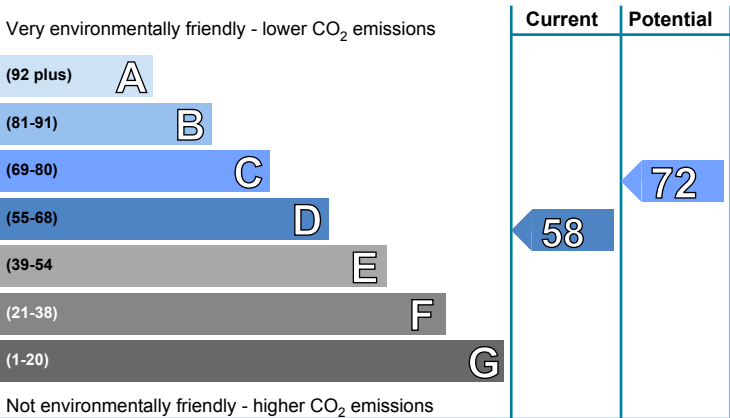


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band G (18)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (58)**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£900 - £1,200	£2451.00
2 Internal wall insulation	£7,500 - £11,000	£4731.00
3 Floor insulation (suspended floor)	£5,000 - £10,000	£1401.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction. See the addendum section on the last page of this report for further information relating to items in the table.

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whin, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 270 mm loft insulation Pitched, no insulation	★★★★★ ★☆☆☆☆	★★★★★ ★☆☆☆☆
Floor	Suspended, no insulation (assumed) Solid, no insulation (assumed)	— —	— —
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Electric storage heaters Electric storage heaters	★★★★☆ ★★★★☆	★★★★★ ★★★★★
Main heating controls	Automatic charge control Manual charge control	★★★★☆ ★★☆☆☆	★★★★☆ ★★☆☆☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★★★★☆	★★★★★
Lighting	Below average lighting efficiency	★☆☆☆☆	★☆☆☆☆

The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 62 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 9.9 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 2.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£34,797 over 3 years	£26,415 over 3 years	
Hot water	£1,542 over 3 years	£1,542 over 3 years	
Lighting	£912 over 3 years	£306 over 3 years	
Totals	£37,251	£28,263	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Flat roof or sloping ceiling insulation	£900 - £1,200	£817	F 22	D 62
2 Internal wall insulation	£7,500 - £11,000	£1577	F 32	C 69
3 Floor insulation (suspended floor)	£5,000 - £10,000	£467	F 35	C 70
4 Low energy lighting for all fixed outlets	£360 - £420	£136	F 36	C 71
5 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£263	E 40	C 72

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

2 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

3 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

4 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

5 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	68,276.51	N/A	N/A	N/A
Water heating (kWh per year)	2,664.87			

Addendum

When considering the PV installation consider installing PV battery and a PV diverter for water heating

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Laurence Simpson
Assessor membership number:	EES/022046
Company name/trading name:	L A Simpson Limited
Address:	4a North Ness Business Park Shetland Islands Lerwick ZE1 0LZ
Phone number:	01595696788
Email address:	lowrie@lasimpson.co.uk
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
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