

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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6 Punds, Upper Sound, Lerwick, Shetland, ZE1 0LP

This large, two storey family home has stunning, panoramic sea views of the south entrance to Lerwick Harbour, Bressay and Sands of Sound beach.

The landscaped gardens are well maintained with grass and drying areas, established bushes and rockeries and a large decking area.

The property benefits from additional living accommodation on the ground floor. This would ideally suit those with visiting or dependent family. Alternatively, it could be used as self-catering accommodation subject to the appropriate consents.

It is situated at the top of the development and is surrounded by residential properties. Sound Primary School and the new Anderson High School are within walking distance.

This property presents an ideal opportunity as a family home.

Offers over **£375,000** are invited

Accommodation	<p><u>Ground Floor</u> – Double Bedroom and Utility Room with WC.</p> <p><u>First Floor</u> – Combined Kitchen & Dining Area, Sitting Room, Master Bedroom with ensuite, two Double Bedrooms, a Single Bedroom and Bathroom.</p> <p><u>Ground Floor Apartment</u> – Kitchen, Sitting Room, Double Bedroom, Single Bedroom and Bathroom.</p>
External	Fenced in garden grounds with established bushes, flower beds, rockeries and large decking, paved and grassed areas. Integral Garage with access from tarred driveway that provides ample off road parking.
Viewings	Highly recommended. Please contact Seller on 07786 841 114 to arrange a viewing.
Entry	By arrangement.
EPC Rating	D(67)

Further particulars and Home Report from and all offers to:-

Anderson & Goodlad, Solicitors

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Ground Floor

Entrance Porch 2.93m x 1.70m

The good sized Entrance Porch is well lit with windows on the south side and external doors leading from the driveway and out to the large decking area. Contains two double sockets, storage heater, cupboard containing the electric meter and terracotta tiles. Doors leading to the ground floor apartment and main dwelling.

Hallway 2.30m; 1.30 x 3.82m; 4.54m

Access to the Hallway is via a glass paned external door leading from the Porch. Contains a double socket, radiator and smoke alarm. Staircase leading to living accommodation.

Double Bedroom 1 3.63m; 2.92m x 0.82m; 3.0m

This ground floor Double Bedroom has a window looking out to the rear garden. Contains two double sockets, a television aerial point, radiator and built-in wardrobe with mirrored sliding doors.

Utility Room 2.20m x 4.55m

The good sized Utility Room has a window looking out over the driveway. Contains fitted cabinets with worktop, stainless steel sink, plumbing for washing machine, space for tumble dryer, wood effect laminate flooring, three double sockets, a radiator and entrance to the **WC** (1.24m x 1.34m) with toilet, sink and extractor fan. Self-closing door to the integral Garage.

Garage 3.95m x 7.54m

The generous single car Garage provides access to the rear of the property via an external door and has ample space for a workshop/storage. Contains windows, a manual up and over door, florescent lighting, hot water tank and boiler, electric meter, two double sockets, water supply and concrete slab flooring.



First Floor

Hallway

9.84m x 1.04m

All living accommodation on the First Floor is off the Hallway. Contains two double sockets, two smoke alarms, a linen cupboard, storage cupboard and access via a hatch to the floored loft with a pull down ladder, which provides extensive storage.

Kitchen & Dining Area

6.28m; 5.34 x 2.10m; 3.40

Via a glass patterned door, the spacious combined Kitchen and Dining Area has two large windows with stunning sea views over towards the mouth of Lerwick Harbour and Bressay and a further window overlooking the staircase. Contains fitted cabinets with worktops, sink, tiled splash back, integral appliances (incl. gas hob, electric double oven and grill, fridge freezer and dishwasher), extractor fan, nine double sockets, telephone point, television aerial point, radiator and laminate tiles.

Sitting Room

6.80m; 3.70m x 3.40m; 4.41m

The generous Sitting Room has panoramic windows with picturesque sea views and a further window in the gable end. Contains six double sockets, telephone point, television aerial points and radiator.



Master Bedroom

4.50m x 3.00m

Situated across from the Kitchen, this good sized Master Bedroom has a window overlooking the rear garden. Contains five double sockets, a telephone point, radiator, built-in wardrobe (0.75m) with mirrored sliding doors and an **Ensuite** (2.41m; 0.82m x 1.05m; 2.33m) that contains a patterned window at the gable end, sink, toilet shaving socket, radiator and shower.



Double Bedroom 2

3.50m x 3.00m

Located opposite the staircase, this Double Bedroom also has a window overlooking the rear garden. Contains two double sockets, radiator and built-in wardrobe with mirrored sliding doors.

Bathroom

2.43m; 3.28m x 3.00m; 1.20m

The family sized Bathroom has a window facing North at the rear of the property. Contains a four piece suite (toilet, sink, Jacuzzi bath and shower), fitted vanity, shaving socket, radiator, extractor fan and combination of tiles and wet wall.

Double Bedroom 3

3.73m; 3.00m x 3.16m; 0.90m

Double Bedroom 3 is located on the North West corner with a window overlooking the rear garden. Contains three double sockets, radiator, built-in wardrobe with mirrored sliding doors and wood effect laminate flooring.



Single Bedroom

2.47m x 3.40m

This Single Bedroom benefits from being situated at the front of the property and has superb sea views. Contains four double sockets, a television aerial point, telephone point, radiator and wood effect laminate flooring.

Ground Floor Apartment

Hallway

1.00m; 4.80m x
5.05m; 1.10m

Access to the Apartment is from the Porch via a glass paned front door from the Porch. The "L" shaped Hallway contains a double socket, radiator, smoke alarm, two ceiling hatches, coat cupboard and a storage cupboard with ample shelving. All rooms lead off the Hallway.



Kitchen

2.44m x 3.32m

The Kitchen has a window overlooking the decking. Contains fitted cabinets, worktops, sink, tiled splash back, integral appliances (incl. fridge with freezer compartment and electric oven and hob,), a single socket, five double sockets, radiator, extractor fan and wood effect laminate flooring.



Sitting Room

4.30m; 2.32m x
4.55m; 3.30m

The good sized Sitting Room has large windows looking out over the front garden. Contains seven double sockets, a telephone point, television aerial points and radiator.



Double Bedroom

4.54m; 3.83m x
0.90m; 3.00m

Situated at the rear of the property this Double Bedroom has a window facing north. Contains three double sockets, a telephone point, radiator and built-in wardrobe with mirrored sliding doors.

Single Bedroom

2.14m x 3.0m

This Single Bedroom has a window looking out to the rear of the property. Contains two double sockets, a television aerial point and radiator.



Bathroom

2.10m x 2.50m

The good sized Bathroom has a patterned window and contains fitted vanity with built-in toilet and sink, electric shower, radiator, shaving socket and extractor fan.

Information

External

Leading from the road is a tarred driveway providing ample off road parking and access to the integral single car Garage and entrance to the property.

The fenced-in, well maintained garden has a grassed area and large decking area at the front of the property providing for alfresco entertaining.

A pathway leads around the dwellinghouse to stairs at the rear containing a landscaped rockery with mature bushes and established plants drying area and oil tank.



General Information

- Oil fired central heating system and hot water is by dual immersion heaters in Ultrasteel pressurised hot water cylinder.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated. uPVC windows on first floor (made locally).
- Curtains, blinds, light fittings, carpets and floor coverings included in the sale.
- Access to the ground floor apartment is taken via the Porch and there is no direct external entrance.
- Council Tax Band G.
- Home Report available.



Directions

From the roundabout at Tesco's drive along South Road out of Lerwick. Go through the Sound Primary School roundabout travelling up the hill. Take the second right onto West Baila. 6 Punds is situated at the top on the left hand side of the road.



Places of Interest

- Walking distance to Sound Primary School and the new development of Anderson High School at Clickimin.
- Sands of Sound Beach
- Tesco and Co-op stores
- Clickimin Leisure Centre
- Mareel Entertainment Complex with cinema, café and bar
- Shetland Museum
- Lerwick Town Centre with retail shops, restaurants and cafés.