

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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3 Kirkland, Lerwick, Shetland, ZE1 0SL

This semi-detached, three bedroom property is situated in a quiet, sought after, residential area of Lerwick within safe and easy walking distance to Sound Primary School and the new Anderson High School development.

The property benefits from a well maintained landscaped rear garden with areas for all the family to enjoy together, including, a paved courtyard perfect for alfresco entertaining and grass and gravelled areas large enough for a trampoline or bairns play area.

This property presents an ideal opportunity for a young family.

Offers over **£185,000** are invited

Accommodation	<u>Ground Floor</u> – Sitting Room, combined Kitchen & Dining Area, Utility, WC and Single Bedroom. <u>First Floor</u> – Bathroom and two Double Bedrooms.
External	Off road parking for two vehicles. Landscaped rear garden grounds with courtyard, drying green, flower beds, gravelled area and garden shed.
Viewings	Highly recommended. Please contact Sellers on 07766 886 702 or 07795 514 207 to arrange a viewing.
Entry	By arrangement.
EPC Rating	C(69)

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

Anderson & Goodlad, Solicitors, 52 Commercial Street, Lerwick, Shetland, ZE1 0BD

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The agents for the Seller have prepared these particulars and whilst they are believed to be correct, no guarantee can be given.

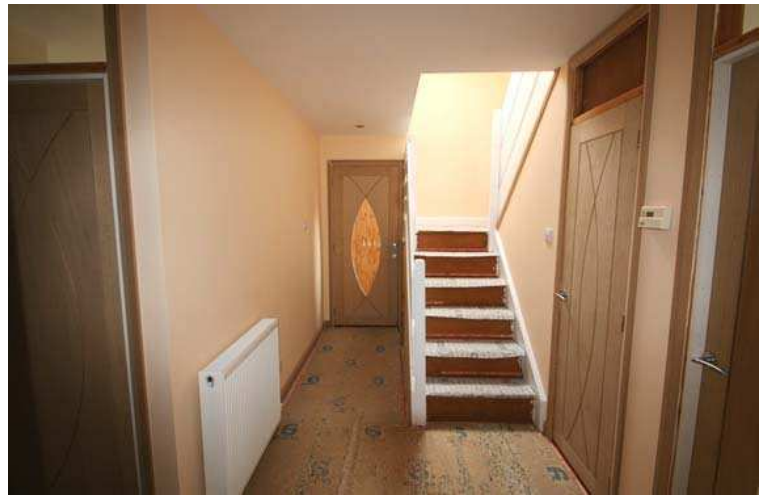
All measurements are approximate and taken at the widest point. Some photographs are taken with a 10mm – 20mm wide angle lens.

Ground Floor

Porch

1.70m x 1.25m

Entrance to the property is via the gravelled and paved front yard with concrete steps leading to the Porch. Contains coat hooks, electric meter, terracotta tiles and a storage cupboard (2.10m x 1.00m) containing the District Heating System.



Hallway

2.92m x 4.20m;

Via a glass paned door, the Hallway is well lit with a Velux rooflight in the stairwell and provides access to all living areas on the ground floor. Contains a single socket, double socket, radiator, heater/hot water boost control, smoke alarm and under stair storage cupboard with shelving.

Sitting Room

3.77m x 4.21m

The good sized Sitting Room has a panoramic window over looking the front of the property. Contains three double sockets, telephone point, television aerial point, radiator and laminate flooring.



Combined Kitchen & Dining Area

6.76m x 2.55m

The combined Kitchen and Dining Area has two windows overlooking the landscaped rear garden. Contains fitted cabinets with worktop, stainless steel sink, electric oven with hob, extractor fan, space for a dishwasher, a single socket, seven double sockets, radiator, drying pulley and linoleum flooring.

Utility Room

2.16m x 2.07m

Via a door leading from the Kitchen, the Utility Room provides direct access to the rear courtyard. Contains worktop and shelving, plumbing for a washing machine, space for a tumble dryer, two double sockets and linoleum flooring.



WC

1.20m x 1.48m

There is a convenient ground floor WC that contains a two piece suite (toilet and sink), fitted cabinets and laminate flooring.

Single Bedroom

2.20m x 3.10m

This Single Bedroom has a window overlooking the front of the property. Contains a built-in wardrobe with shelving, a double socket and radiator.



First Floor

Landing

2.17m x 1.05m

Via a staircase with Velux rooflight, the well lit Landing contains a double socket, radiator and smoke alarm.

Bathroom

2.18m x 1.98m

Situated opposite the stairwell, the Bathroom contains a large bath with shower over same and wet wall surround, toilet, sink, towel radiator, Velux rooflight and linoleum flooring.

First Floor cont'

Double Bedroom 1 3.41m x 3.87m

This spacious Double Bedroom has a window in the gable end and contains two built-in wardrobes, three double sockets, a radiator and loft access.

Double Bedroom 2 3.23m x 3.87m

This good sized Double Bedroom has two Velux rooflights with black-out blinds and window seat below. Contains two built-in wardrobes, a single socket, two double sockets, a radiator and loft access.



Information

External

The property is bounded by wood slatted fencing with a gravelled driveway providing off road parking for two vehicles. The front of the property is paved and gravelled.

The landscaped, low maintenance, sheltered rear garden includes raised flower beds, a rockery, drying green, gravelled area, garden shed with electricity and a spacious courtyard perfect for alfresco entertaining.



General Information

- District Heating System installed.
- Mains water and drainage.
- Carpet throughout unless otherwise stated.
- New internal doors.
- Double glazed windows/Velux rooflights throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets and floor coverings included in the sale.
- Council Tax Band D.
- Home Report available.



Directions

From the Town Centre, travel out the South Road. Turn left at the roundabout at Sound Primary School onto Oversund Road. Kirkland is the third turning on your right.

Places of Interest

- Picturesque Sands of Sound beach
- Easy walking distance to Sound Primary School and the new Anderson High School development
- Clickimin Broch
- Clickimin Leisure Centre
- Tesco and Co-op supermarkets
- Mareel Entertainment complex with cinema, café and bar
- Shetland Museum
- Lerwick Town Centre with retail shops, restaurants and cafés

