

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## Ardnamara, 8 Quoys Road, Lerwick, Shetland, ZE1 0WH

Situated on an elevated site within the prestigious Quoys Road development in Lerwick, this stunning, five bedroom dwellinghouse, with studio apartment, has panoramic sea views out over Lerwick, Bressay and Sands of Sound beach, which is a short walk away.

Constructed in 2007, the property is of an extremely high standard and must be viewed to fully appreciate its situation inside and out.

The size and layout of the house would lend itself to some form of B&B use (subject to the usual consents) and the Studio Apartment would be ideal for a dependent relative, a teenager wanting some independence or could be let out (subject to the usual consents).

The property has been tastefully designed to maximise the available light and provides extensive, spacious living areas, perfect for entertaining.

This property presents an ideal opportunity as a family home.

Offers in the region of **£395,000** are invited

<b>Accommodation</b>	<p><u>Ground Floor</u> – Studio Apartment, Shower Room/WC &amp; Utility Room.</p> <p><u>Mid-Landing</u> – Sitting Room</p> <p><u>First Floor</u> - Kitchen, Dining Room, Master Bedroom with Ensuite, two Double Bedrooms &amp; Shower Room/WC.</p> <p><u>Second Floor</u> – Generous Landing/Relaxation Area, Double Bedroom, Bathroom, Office &amp; Games Room/5<sup>th</sup> Bedroom.</p>
<b>External</b>	Integral Garage with internal access, covered carport, ample off road parking, large balcony, paved area, rockeries, flower beds & drying area.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact Sellers on 07470 022 013 to arrange a viewing.
<b>Entry</b>	Early entry is available once conveyancing formalities permit.
<b>EPC Rating</b>	C(74).

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

**Anderson & Goodlad, Solicitors**

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## Lower Ground

### Lower Vestibule 3.24m x 1.0m

External access is via a door leading from the north gable end. The Lower Vestibule contains a single socket and terracotta tiles. There is an airing cupboard (3.14m x 0.85m) containing the District Heating System. A self-closing fire door leads to the integral Garage and stairs lead to the Ground Floor.

### Garage & Workshop 5.98m x 5.83m

The spacious Garage and workshop is fully lined with plasterboard and wood lined panelling in workshop area. Contains two windows, a manual up and over door, four double sockets and concrete floor. There is ample room to accommodate a car and retain the workshop area.



## Ground Floor

### Entrance Porch 1.90m x 1.60m

Steps and decking lead to the Entrance Porch which has a glass paned external door and windows looking out over Bressay. Contains a double socket and terracotta tiles.

### Hallway 5.58m x 1.40m; 3.60m

From the Porch via a glass paned door the Hallway contains two double sockets, coat hooks, laminate flooring and storage cupboard (0.70m x 1.92m) with shelving. Provides access to the Studio Apartment, Bathroom, Utility Room and stairs to the Lower Ground Floor, Mid-Landing and First Floor.

### Studio Apartment 6.84m x 3.38m

The Studio Apartment has a convenient separate entrance leading from the covered carport with windows looking out to Bressay. Contains kitchenette with fitted cabinets, stainless steel sink, electric NEFF oven and hob, tiled splash back, four double sockets, a radiator and TV aerial point.

### Shower Room/WC 1.80m x 2.10m

Situated next to the Studio Apartment is the ground floor Shower Room. Contains a three piece suite (toilet, sink and corner shower), wet wall, towel radiator, extractor fan and tiled floor.

### Utility Room 3.27m x 1.48m

Via a glass paned door the Utility Room contains fitted cabinets with work top, stainless steel sink, tiled splash back, plumbing for washing machine, two double sockets, radiator, extractor fan, smoke alarm and tiled floor.



## Mid-Landing

### Mid-Landing 3.57m x 1.94m

A carpeted wooden staircase leads to the Mid-Landing that provides access to the Sitting Room and the First Floor. There is a window looking out over Lerwick to Clickimin Broch and contains high ceilings, a smoke alarm and wood laminate flooring.



**Sitting Room**  
6.42m x 5.97m;

The expansive Sitting Room has cathedral ceilings with large windows providing panoramic views of Lerwick, Sands of Sound Beach and Bressay. Contains seven double sockets, two telephone points, three television aerial points, two radiators and deep pile carpet.



**First Floor**

**First Floor Landing & Hallway**  
3.57m x 2.26m

The First Floor Landing has a balcony looking over the Sitting Room. Contains a smoke alarm, radiator and leads to the Hallway that contains a radiator, double socket and two large storage cupboards providing plenty of storage. Archway through to the Kitchen.

**Kitchen**  
4.51m x 2.88m

The galley style Kitchen has a window with beach and sea views and an archway leading to the Dining Room. Contains fitted cabinets with soft closing doors and drawers, glazed display cabinets, NEFF electric integral appliances (incl. a double oven, hob, extractor fan, fridge and dishwasher), stainless steel sink, tiled splash back, four double sockets and moisture resistant wood laminate flooring continuing through to the Dining Room.



**Dining Room**  
5.06m x 3.57m

This bright and airy Dining Room has panoramic windows and sliding patio doors leading onto a large wooden balcony. Contains three double sockets and television aerial point. A glass paned door leads to the Hallway.

**Master/Double Bedroom 1**  
3.46m x 3.48m

This good sized Master Bedroom has a window looking out over the rear of the property. Contains a built-in wardrobe with mirrored sliding doors, two double sockets, radiator and an Ensuite (2.53m x 1.48) with shower, toilet, sink, shaving socket, towel radiator and extractor fan.



**Shower Room/WC**  
2.06m x 2.29m

This Shower Room/WC contains an obscured glass window, a three piece suite (shower, toilet & sink), towel radiator, extractor fan, shaving socket and tiled flooring.

**Double Bedroom 2**  
3.28m x 2.29m

This Double Bedroom has a window overlooking the rear garden. Contains two double sockets, TV aerial point, radiator and built-in wardrobe with mirrored sliding doors.

**Double Bedroom 3**  
3.47m x 3.47m

Situated at the end of the Hallway, this large Double Bedroom has a window looking out over the balcony. Contains three double sockets, a television aerial point, radiator and built-in wardrobe with mirrored sliding doors.

**Rear Porch**  
1.12m x 2.28m

From the Hallway there is a fire door leading to the Rear Porch that also provides access to the Second Floor. Contains a double socket, terracotta tiles and smoke alarm.



## Second Floor

### Landing/ Relaxation Area 6.17m x 2.18m

A staircase with Velux window provides access to this generous Landing/ Relaxation Area also with Velux windows and picturesque views of Sands of Sound beach and over to Bressay this area contains radiator and smoke alarm. Doors lead to all rooms on this floor.

### Double Bedroom 4 3.52m x 4.27m

This spacious Double Bedroom is well lit with two Velux windows providing sea views to the front and overlooking the garden ground at the rear. Contains four double sockets, radiator and television aerial.

### Bathroom/WC 2.67m x 2.0m

This Bathroom has a Velux window and contains a three piece suite (toilet, sink and bath with shower), towel radiator, extractor fan and tiled flooring.

### Office 2.39m x 2.00m

Also with a Velux window facing West, the Study has fitted shelving, two double sockets, a telephone point and wood laminate flooring.

### Games Room/Double Bedroom 5 5.69m x 4.28m

Via a glass paned door the spacious Games Room has a window at the gable end and two Velux windows. Contains four double sockets, television aerial point, radiator, coombed ceiling and wood laminate flooring. There are access doors for under coomb storage in both sides.



## External

The dwellinghouse is situated on an elevated site. There is a private tarred driveway that provides ample off road parking at the front of the property which leads to the integral Garage and benefits from an additional covered carport.

To the north side of the property is a tarred pathway providing access to the dwellinghouse and stairs leading to the rear garden, which contains rockeries, flower beds and a large paved area extending the length of the house with a drying section. There are stairs leading to the rear entrance and to a large decking area situated at the south side of the property. As this area can be accessed from the Dining Room through patio doors it provides an excellent space for alfresco entertaining.



## Information

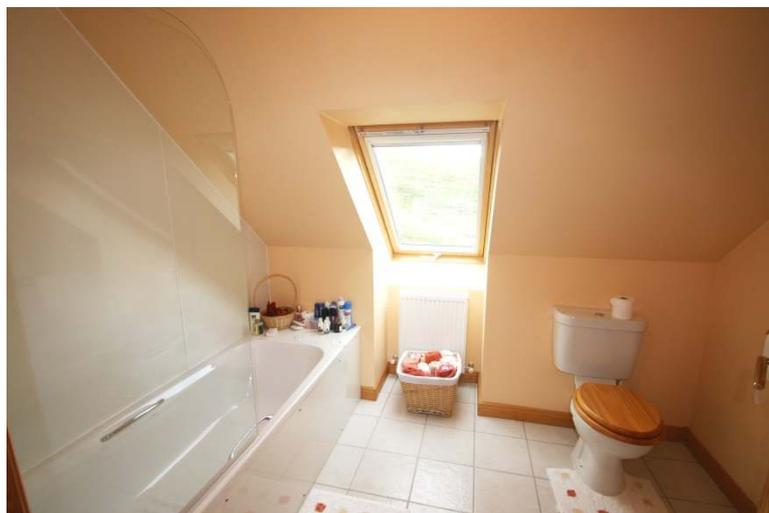
### General Information

- Central Heating is a wet radiator system powered by a heat exchanger off the Lerwick District Heating System, which also provides hot water.
- Mains water and drainage.
- A combination of carpet and wood laminate flooring throughout with moisture resistant laminate in Kitchen and Dining Room.
- Aluminium clad 'Nordan' double glazed windows and patio doors and hardwood external doors throughout. Double glazed Velux windows with blackout blinds in Double Bedroom 4 and Velux blinds on other windows.
- All interior doors are Swedish Pine Kungsetter.
- The entrance steps, rear access and large balcony area are constructed using Greenheart wood, which is known for its durability in marine environments.
- Copper ridge strip fitted to prevent moss growing on roof.
- Curtains, blinds, light fittings, carpets and floor coverings are included in the sale.
- Integral white goods are included in the sale.
- Skydish (1 year old).
- The furniture may be available by separate negotiation.
- Full size, oak finish, pool table available by separate negotiation.
- Council Tax Band G.
- Home Report available.



### Directions

From the centre of Lerwick drive along South Road (A970) past Tesco and Sound Service station heading south. Up the hill along from Sound Primary School turn left into Ackrigarth. This road turns into Quoys Road. At the end turn right at the roundabout and carry on up the hill. The road winds around to the left. The property is situated on the upper side of the road opposite the Fjallberg junction.



### Places of Interest

- Coastal walks
- Tesco & Co-op stores
- Within walking distance to Sound Primary School, the new Anderson High School, Clickimin Leisure Centre and Sands of Sound beach
- Lerwick Town Centre with retail shops, restaurants, cafes, harbour and pier
- Mareel Entertainment Complex with cinemas
- Shetland Museum

