

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: solicitors@anderson-goodlad.co.uk

www.anderson-goodlad.co.uk



38 Breiwick Road, Lerwick, Shetland, ZE1 0AT

This unique property provides a rare opportunity to purchase within a sought after area of Lerwick. Situated across from the park at the Knab it has sea views and coastal walks right at the front door.

The property has been renovated to a high standard and is move in condition. It benefits from a stunning fireplace with bare stone features, a bespoke Kitchen and a garden with polytunnel for those keen on horticulture.

The property is within walking distance to Tesco, Bells Brae Primary School, nurseries, Gilbert Bain Hospital, Lerwick Health Centre and the Town Centre with its range of retail and commercial stores, restaurants, cafés and Mareel with its café/bar and cinema.

The property presents an ideal opportunity for those wishing to downsize, keen gardeners or a professional couple.

Offers over £180,000 are invited

Accommodation	<u>Ground Floor</u> :- Combined Sitting Room, Kitchen and Dining Area and Utility Room/Rear Porch. <u>First Floor</u> :- Two Double Bedrooms and Bathroom.
External	Driveway with off road parking available. Flower beds at front with a polytunnel, raised vegetable beds and plot at rear of the property.
Viewings	Highly recommended. Please contact the Seller on 07384 399 835 to arrange a viewing.
Entry	By arrangement.
EPC Rating	D(58)

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

Anderson & Goodlad, Solicitors

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Ground Floor

Entry

Entry to the property is by way of PVCu framed external doors with glass panels at the front, side and rear of the dwellinghouse. There is a concrete slab pathway leading from the public footpath to the front door.

Hall

0.96m x 1.90m

A window in the gable end situated, together with the glass panel door facing South provides the Hall with good natural light. Contains a radiator.

Sitting Room

4.08m x 4.02m

The spacious Sitting Room has a large window overlooking the front garden with views of Breiwick Bay. This area contains three double sockets, television aerial point, radiator and a unique fireplace with slate hearth providing an alternative heat source (solid-fuel stove not included).

Kitchen & Dining Area

5.22m x 2.68m

Leading from the Sitting Room is the Dining Area that is separated from the Kitchen by a breakfast bar and has a door leading into the Utility Room/Rear Porch. Contains two double sockets and a telephone point.

The bespoke Kitchen has a window overlooking the rear of the property and a door leading to the driveway. The fitted cabinets have been hand crafted with space saving shelving and finished in redwood with oak panelling and oak worktop. Contains gas hob, electric oven, integral fridge, Belfast sink, three double sockets and slate flooring. There is a hatch providing access to under the stairs that also affords access to the Sitting Room sub-floor.

Utility Room

3.00m x 2.83m

The Utility Room has direct access to the rear of the property with glass windows on two walls. Contains fitted worktops, two double sockets, Worcester Heatslave combi boiler, washing machine, fridge, freezer and terracotta tiles.



First Floor

Landing

The staircase has a window in the gable end provide the Landing with natural light, which contains a glass paned bannister.

Bathroom

1.88m x 1.70m

The modern Bathroom has a patterned window and contains toilet, sink with hand crafted stand, bath with shower and tiled splashback and Karadine flooring.

First Floor *cont'*

Double Bedroom 1 4.20m x 3.22m

Across the Landing is a spacious double bedroom with views of Breiwick Bay. Contains four double sockets, television aerial point, radiator and a good sized built-in wardrobe (0.90m x 2.00m) with large sliding mirror doors contains the electric meter.

Double Bedroom 2 3.18m x 3.32m

This good sized double bedroom has a window with views towards Staneyhill and contains five double sockets and radiator. Via a hatch and pull down ladder, the floored Loft (3.03m x 3.60m) contains a storage cupboard, under eave access and coombed ceilings.



Information

External

The front garden has flower beds and a driveway with ample off road parking. Accessed via the driveway, the rear garden provides a private space for a keen gardener with its vegetable plot, raised beds and large polytunnel that has water and electricity. There is pedestrian access to the rear garden via Glenfarquhar that leads onto Ronald Street.



General Information

- Oil fired central heating by Worcester Heatslave combi boiler.
- The solid-fuel stove in Sitting Room is not included in the sale.
- Mains water and drainage.
- Bamboo flooring on the ground floor unless otherwise stated. Redwood floor boards on the first floor unless otherwise stated.
- Mainly double glazed windows throughout unless otherwise stated.
- Solid oak internal window sills.
- All blinds, curtains and light fittings are included in the sale.
- Television aerial points and sockets in loft currently not connected.
- Council Tax Band D.
- Home Report available.



Directions

Breiwick Road is situated between Knab Road and Sletts Road along the coast and parallel to the main road heading south. The property is situated at the top end approximately halfway between Knab Road and Ronald Street. Just across the road from the start of the park.



Places of Interest

- Picturesque coastal walk on the door step.
- Easy walking distance to the Town Centre with retail shops, commercial outlets, cinema and restaurants.
- Tescos, Islesburgh Community Centre, Lerwick Flower Park and Gilbert Bain Hospital and Health Centre are all close by.