

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## 57 Burgh Road, Lerwick, ZE1 0HJ

This two floor maisonette dwelling is a comfortable and affordable family home that benefits from spacious rooms and high ceilings. It is in good decorative order and move in condition.

Centrally located, this property is within walking distance to Toll Clock Shopping Centre, Co-op and all the retail and commercial shops and restaurants the Town Centre has to offer.

Gilbertson Park provides easy access to Bells Brae Primary School, Anderson High School and Clickimin Leisure Centre.

This property presents an ideal opportunity for a first time buyer or family home.

Offers in the region of £170,000 are invited

Accommodation	<p><u>First Floor</u>:- Sitting Room, combined Kitchen and Dining Room and Bathroom.</p> <p><u>Second Floor</u>:- Single Bedroom and two Double Bedrooms one with Ensuite.</p>
External	Established front garden with flower beds and grassed area leading to garden store. Communal drying green at the rear.
Viewings	<b>Highly recommended.</b> Please contact the Sellers on 07835 299 085 or 07702 125 751 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	D (58).

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

**Anderson & Goodlad, Solicitors**

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## First Floor

### Vestibule 1.50m x 2.20m

From the public footpath there is a flight of concrete steps leading to the wooden front door. The Vestibule contains fitted cabinets with electric meter, a double socket, coat hooks and laminate flooring.

### Hallway 1.87m x 3.60m

From the Vestibule a glass paned door leads to the Hallway that provides access to all rooms on this level and a staircase leading to the Second Floor. Contains a double socket, telephone socket, television aerial socket, smoke alarm and cupboard under the stairs.

### Sitting Room 3.94m x 4.20m

The spacious Sitting Room has a window looking out over Burgh Road and the front garden. Contains a fireplace with tiled hearth and wood burning stove, four double sockets, television aerial socket, storage heater and built-in shelves.

### Kitchen & Dining Area 3.55m x 4.16m

The good sized Kitchen and Dining Area has a window with views of the mature trees in the rear garden. Contains fitted cabinets and worktop, integral electric oven and gas hob, washing machine, integral fridge, stainless steel sink, tiled splash back, two single sockets, four double sockets, television aerial socket, extractor fan, shelving and storage heater.

### Bathroom 1.86m x 2.87m

The family Bathroom has a patterned window facing East and contains a bath with shower over same and wet wall surround, toilet, basin, heated towel radiator and a linen cupboard containing the hot water tank and shelving.



## Second Floor

### Landing

The Landing and staircase are well lit with a Velux sky light. Contains a double socket, smoke alarm and access to the loft (currently used for general storage).

### Double Bedroom 1 3.47m x 4.17m

Double Bedroom 1 has a window looking out over the rear drying green. Contains four double sockets, panel heater, part coombed ceiling and Ensuite (1.91m x 1.85m) with corner shower, wet wall surround, toilet, basin, heated towel radiator and Velux sky light.

### Double Bedroom 2 3.47m x 4.10m

Double Bedroom 2 has a window with views across to Staneyhill. Contains four double sockets, panel heater, down lights and part coombed ceiling.

### Single Bedroom 1.92m x 3.06m

The Single Bedroom also has a window looking out to Staneyhill and contains a double socket, panel heater and part coombed ceiling.



## Information

### External

There is an attractive, well tended, walled garden at the front of the property with established flower beds and grass. Access is obtained via a wooden gate and a concrete path provides access to the former coal store (0.93m x 3.73m) (situated under the concrete steps leading to the front door) and currently used as a convenient garden shed. Recently treated for damp it is newly painted and contains a double socket and freezer.

From the public pedestrian footpath there is a pathway leading down the south gable end of the terrace to the communal rear drying green with two mature trees.



### General Information

- Heating Dimplex storage heaters and panel heaters.
- Mains water and drainage.
- Carpets in hallway, staircase, landing and bedrooms with wood effect laminate flooring in remaining accommodation.
- Double glazed windows/Velux roof-lights throughout.
- All blinds, curtains and some light fittings are included in the sale.
- Washing machine and freezer in outside store included in the sale.
- Gas hob installed last year.
- Council Tax Band D.
- Home Report available.



### Directions

Burgh Road runs between Commercial Road and South Road. The property is located at the Commercial Road end with Freefield Chemist on the corner.



### Places of Interest

The property is within walking distance to:-

- Clickimin Broch
- Clickimin Leisure Centre
- Anderson High School
- Retail, commercial and grocery shops
- Gilbert Bain Hospital
- Bells Brae Primary School is on the next parallel road via Gilbertson Park
- Mareel complex with cinema
- Shetland Museum
- All Shetland bus routes run via the stop around the corner on King Harald Street.

