

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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2 Norderdale, Lerwick, Shetland, ZE1 0SA

This affordable, semi-detached, three bedroom, family home is situated a stone's throw from Sands of Sound beach with sea views and a public park on its door step.

The property benefits from an enclosed boundary providing for a safe and private area with an easy to maintain area at the rear.

It is within easy walking distance to all local amenities, such as, Anderson High School, Clickimin Leisure Centre, Sound Service Station with fuel, groceries and butcher, Blydoit Fish Shop near Sound Primary School and Tesco supermarket.

This property presents an ideal opportunity as a family home or first time buyer or as a buy to let.

Offers over **£155,000** are invited

Accommodation	<u>Ground Floor</u> :- Vestibule, Hallway, combined Kitchen and Dining Area and Sitting Room. <u>First Floor</u> :- Bathroom, two Double Bedrooms and Single Bedroom.
External	Enclosed garden grounds with grass area at the front and easy to maintain patio area at the rear with timber Garden Shed.
Viewings	Highly recommended. Please contact the Seller on 07879 810 411 to arrange a viewing.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	C(73)

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

Anderson & Goodlad, Solicitors

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Ground Floor

<p>Vestibule 1.90m x 1.96m</p>	<p>Through a tall timber gate from the public footpath access to the dwelling is via a concrete pathway leading to a glass paned PVC external door on the gable end into the Vestibule. Contains coat hooks, radiator and small cupboard with shelving and electric meter.</p>
<p>Hallway 1.00m; 2.05m x 2.98m; 0.88m</p>	<p>The Hallway is accessed via a glass paned door. Contains a single socket, telephone point, smoke detector, Cupboard (0.90m x 0.82m) containing the District Heating System and an under stair Cupboard. Stairs lead to the first floor and a door leads to the combined Kitchen and Dining Area.</p>
<p>Combined Kitchen & Dining Area 6.27m x 2.30m</p>	<p>This combined area is well lit with a large window over the sink and glass sliding doors leading to the rear patio area. Contains fitted cabinets and worktop, stainless steel sink, integral electric oven and gas hob with stainless steel splash back, tiled splash back, dishwasher, standalone fridge/freezer and microwave, two single sockets, four double sockets and radiator.</p>
<p>Sitting Room 3.27m x 3.84m</p>	<p>Glass doors from the Dining Area leading to the south facing Sitting Room that looks out over the front garden and public park. Contains two single sockets, one double socket, tv aerial point, telephone point and radiator.</p>



First Floor

<p>Staircase & Landing 0.78m x 2.48m</p>	<p>The staircase has a window providing ample light for the first floor Landing, which contains a single socket, smoke detector and loft access.</p>
<p>Bathroom 2.96m x 1.94m</p>	<p>The good sized family Bathroom has a window facing south. Contains Jacuzzi bath with shower and glass screen, tiled splash back, towel radiator, toilet with enclosed cistern, sink with vanity, mounted mirror, vinyl flooring and Linen Cupboard (0.72m x 0.70m) with shelving.</p>
<p>Double Bedroom 1 3.22m x 3.50m</p>	<p>This Double Bedroom has a window overlooking the front garden with sea views across to Bressay. Contains a single socket, two double sockets, radiator, fitted shelving and built-in mirrored double wardrobes with hanging space and shelving.</p>
<p>Double Bedroom 2 3.23m; 2.94m x 1.00m; 2.70m</p>	<p>This Double Bedroom has a window overlooking the rear patio and views of nearby hills. Contains a single socket, double socket and radiator.</p>
<p>Single Bedroom 3.32m; 2.16m x 1.61m; 2.33m</p>	<p>This Single Bedroom also has a window with views across to the nearby hills and Westerloch. Contains two double sockets and radiator.</p>



Information

External

The boundary of the property is timber slatted fencing with the road side and dividing fences at the rear being high to provide for a private and safe area.

The front garden is grassed and abuts the public park, which enables the property to benefit from uninterrupted light throughout the year.

The property is situated at the end of the terraced block with direct access to the road that leads down to Sands of Sound beach.

The rear garden provides for a private entertaining area being mainly concrete and gravel with drying area and leads directly into the Dining Area via sliding glass doors. There is a dated timber **Garden Shed** (2.40m x 3.60m) with electricity, work benches and shelving.

General Information

- District Heating System.
- Mains water and drainage.
- Wood laminate flooring on the ground floor
- Carpets on the staircase and first floor unless otherwise stated.
- Double glazed windows and doors throughout unless otherwise stated.
- All blinds, curtains and light fittings are included in the sale.
- Council Tax Band D.
- Home Report available.

Directions

Drive out of Lerwick heading south. After Sound Service Station take the second left turn signed posted "Nederdale". Carry on along this road and the property is the last on the right before the road turns left onto Kantersted Road. There is a public park on the right just after the property.

Places of Interest

- Easy safe walking distance to Sands of Sound beach, Sound Primary School, Sound Service Station, Blydoit Fish Shop that sells essential groceries.
- Short distance to Clickimin Leisure Centre, Anderson High School and Tesco
- Stunning coastal walks.
- Good bus services at the end of the road.

