

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247

E: solicitors@anderson-goodlad.co.uk

www.anderson-goodlad.co.uk



9 Haldane Burgess Crescent, Lerwick, Shetland, ZE1 0HQ

This ground floor, two bedroom flat is in good decorative order, in move-in condition and benefits from being within easy walking distance to Bells Brae Primary School and Anderson High School.

The property has enclosed gardens to the front and rear of the property with established bushes, mature trees, deck area, garden shed and drying green.

It is centrally situated within minutes to Toll Clock Shopping Centre, Co-op, Clickimin Leisure Centre, take-away shops, Gilbert Bain Hospital and Gilbertson Park.

This property presents an ideal opportunity for a first time buyer, small family or those seeking a Lerwick base.

Offers over £140,000 are invited

Accommodation	Sitting Room, Kitchen, two Double Bedrooms and Shower Room.
External	Enclosed gardens to the front and rear with grassed areas, established bushes and mature trees, raised timber deck and garden shed.
Viewings	Highly recommended. Please contact the Seller on 07769 576 386 to arrange a viewing.
Entry	By arrangement.
EPC Rating	C(71)

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

Anderson & Goodlad, Solicitors

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Accommodation

Porch

1.12m x 1.03m

From the public pedestrian pathway there is a slatted gate providing access to the concrete steps with metal hand rails that lead to the external glass paned front door. The Porch contains a cupboard with electric meter, shelf and concrete floor.



Hallway

1.10m x 3.80m

An internal glass paned door leads into the Hallway that provides access to all living accommodation. Contains a single socket, heater, smoke alarm, access hatch to underneath floor and **Cupboard** (1.63m x 0.96m) with coombed ceiling that contains a double socket and coat hooks.

Sitting Room

4.32m; 2.00m x
3.80m; 3.41m

The good sized Sitting Room has windows looking out onto the established front garden. Contains four double sockets, television aerial point, telephone point and electric heater. There is also an access hatch to the disconnected District Heating pipes.



Kitchen

4.35m; 3.40m x
0.88m; 2.64

The well-lit Kitchen has a window looking out over the established garden at the rear with an external glass paned door leading to the deck. Contains fitted cabinets and worktop, stainless steel sink, Beko electric oven, extractor fan, Bosch washing machine, Sovereign fridge, a single socket, four double sockets, telephone aerial point and space for a table.



Shower Room

1.94m x 1.60m

Situated at the end of the Hallway the Shower Room has a window at the rear of the property/ Contains a walk-in shower with power shower head, toilet, sink, wet wall, towel radiator, extractor fan and cupboard containing the hot water tank with shelving above.



Double Bedroom 1

3.91m x 3.36m

This Double Bedroom has a window overlooking the front garden. Contains large wardrobe with mirrors, three double sockets, heater and fitted shelving.

Double Bedroom 2

3.91m x 2.67m

This Double Bedroom has a window with views of the rear garden. Contains three double sockets, television aerial points and heater.

Information

External

Boundaries are defined partly by a concrete retaining wall separating the property from the pedestrian footpath along Haldane Burgess Crescent, timber slats and post and wire fencing. There is a gate providing access to a flight of concrete steps leading to the front door.

The front garden has established bushes, grassed areas and concrete paths from the steps and adjacent to the house. Ample room to store the wheelie bins.

The rear garden can also be accessed by way of a concrete pathway running adjacent to the house. There is a raised timber deck leading down to the drying green and garden shed. There are mature trees and hedges bordering the boundaries.

There is a right of access over the concrete pathway running between the front and rear exclusively owned gardens.

On street parking.



General Information

- Electric heaters installed 2019.
- District Heating System was disconnected but pipes are still within the property so reconnection should be achievable.
- Mains water and drainage.
- Laminate flooring unless otherwise stated.
- Double glazed windows unless otherwise stated.
- Council Tax Band C.
- Home Report available.



Directions

Haldane Burgess Crescent is located off Gilbertson Road at the lower side near Commercial Road. Turn into Gilbertson Road (opposite the retail store of Frank Williamsons), turn right onto Haldane Burgess Crescent. The block in which No 9 is located is the second building along on the lower side of the road and is the ground floor flat on the left. The number is on the wooden access gate.

Places of Interest

- Minutes' walk from:- Toll Clock Shopping Centre, DIY store of Frank Williamsons, Napalese & Indian restaurant/takeaway, Anderson High School, Bells Brae Primary School, Hayfield Playpark, Gilbertson Park Clickimin Leisure Centre, Gilbert Bain Hospital, Lerwick Health Centre and the historic Clickimin Broch and sea walks along the Sletts at Braewick Bay.