

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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19 Burnside, Lerwick, Shetland, ZE1 0QH

This three bedroom, end-terraced dwellinghouse is in move-in condition within attractive, well maintained and landscaped garden grounds.

The elevated site provides views over the north mouth of Lerwick Harbour and is within a quiet cul-de-sac backing onto open hillside at the rear with off road parking area directly outwith the boundaries and ample road parking opposite.

The dwellinghouse has recently been reharled and the outer cladding replaced.

There is a convenient town bus service that runs along Ladies Drive into the heart of the Town Centre providing access to grocery, retail and trade shops, bars, restaurants and entertainment venues.

Offers over **£188,000** are invited

Accommodation	<u>Ground Floor</u> – Sitting Room, combined Dining Area & Kitchen, Utility Room, Single Bedroom and WC. <u>First Floor</u> – Two Double Bedrooms and Shower Room.
External	Fenced in garden grounds with established flower beds, patio areas, drying green and garden shed.
Viewings	Highly recommended. Please contact Sellers on 07901 521 144 to arrange a viewing.
Entry	By arrangement.
EPC Rating	Band E(52).

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

Anderson & Goodlad, Solicitors

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Ground Floor

<p>Porch 1.78m x 1.19m</p>	<p>External glass paned door into the Porch with a high level window, electric meter, carpet and handy storage cupboard (1.78m x 0.96m).</p>	<p>Combined Kitchen & Dining Area 6.70m x 2.58m</p>	<p>Via a glass paned door from the Hallway this combined area has three windows overlooking the rear garden. The galley style kitchen contains modern fitted cabinets with dark marble effect worktops and laminate splashback, Hotpoint ceramic hob and electric double oven with extractor fan, integral fridge, freezer and dishwasher, stainless steel sink, single socket, five double sockets, storage heater and linoleum flooring. Spacious area for a dining table and chairs. A further glass paned door leads to the Sitting Room and another door to the Utility Room.</p>	
<p>Hallway 1.88m x 4.19m</p>	<p>Glass paned door and step leads into Hallway. Contains telephone point, single socket, smoke alarm, storage heater, wood panelled area with coat hooks and two under stair storage cupboards one of which contains the Megaflo hot water tank (0.78m x 2.10m).</p>		<p>Sitting Room 3.79m & 4.19m</p>	<p>Panoramic window looking out over the front garden and the north end of Lerwick Harbour. Contains a single socket, two double sockets, television aerial point, free standing feature fireplace with electric heater and fitted wall lights.</p>
<p>Single Bedroom 2.18m x 2.69m</p>	<p>Currently used as a study with a window overlooking the front garden. Contains a double socket, storage heater and built-in wardrobe with hanging space and shelving.</p>			
<p>WC 1.20m x 1.37m</p>	<p>Convenient ground floor WC with window on the gable end. Contains two piece suite (toilet & sink), fitted cabinet enclosing cistern and linoleum flooring.</p>			
<p>Utility Room 2.19m x 2.08m</p>	<p>Provides direct access to the rear garden. Fitted cabinets and worktops with space for washing machine.</p>			



First Floor

Information

<p>Landing 2.17m x 1.07m</p>	<p>Wood lined staircase with Velux skylight leading to Landing (1.70m x 2.22m). Contains a single socket, storage heater and smoke detector.</p>
<p>Double Bedroom 1 3.21m x 3.60m</p>	<p>Window overlooking surrounding hillside with sea views. Contains two single sockets, built-in wardrobe with hanging space and shelving (0.83m depth), part coombed ceiling and loft hatch.</p>
<p>Double Bedroom 2 3.34m x 3.88m</p>	<p>Large double Velux skylights above window seat overlooking rear garden. Contains two double sockets, storage heater, built-in wardrobe with hanging space and shelving, part coombed ceiling and loft hatch.</p>
<p>Shower Room 2.18m x 2.70m</p>	<p>Spacious Shower Room with Velux skylight. Contains walk-in large electric shower with tiled splashback, toilet, fitted cabinets enclosing cistern and sink, heated towel rack and linoleum flooring.</p>

<p>External</p>	<p>Elevated fenced in garden grounds with paved pathways providing access to rear of the property, tiered garden beds, patio areas, garden shed (3.04m x 2.44m) and gravelled steps to drying green at the rear.</p>
<p>General Information</p>	<ul style="list-style-type: none"> • Heating by electric storage heaters. • Mains water and drainage. • Carpets throughout unless otherwise stated. • Double glazed windows/skylights throughout unless otherwise stated. • Curtains, blinds, light fittings, carpets and flooring coverings included in the sale. • Council Tax Band C. • Home Report available.
<p>Directions</p>	<p>Heading north out of Lerwick turn left at the roundabout leading to Gremista Industrial Estate. Ascending the hill around to the right take the second left turn just after the Public Hall onto Burnside. This road winds up the hill with 19 almost at the top and on the right.</p>

The agents for the Seller have prepared these particulars and whilst they are believed to be correct, no guarantee can be given. All measurements are approximate and taken at the widest point. Some photographs are taken with a 10mm – 20mm wide angle lens.

The below Floor Plan is not to scale and is only an approximate guide as to the layout of the property.

