



8 Brae Court, South Road, Lerwick, Shetland, ZE1 0GY

Built in 2010 Brae Court is a small semi-retirement scheme conveniently situated close to Lerwick Health Centre, Gilbert Bain Hospital and a bus route providing access to Tesco, Co-op and all the local amenities within the town centre.

The mid-terrace dwelling of Number 8 is a well appointed, three bedroom property situated on the west side of the scheme. It is double glazed throughout and underfloor heating on the ground floor.

This property is ideal for a couple wishing to downsize.

Offers in the region of **£215,000** are invited

Accommodation	Ground Floor – Combined Sitting Room and Kitchen, Double Bedroom and family sized Bathroom.
	First Floor – Two Double Bedrooms, WC and Study on landing.
External (rear)	Communal paved area with clothes line.
Viewings	Highly recommended. Please contact Reception to arrange a viewing between 9am and 4.30pm Monday to Friday.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	B82.

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

Anderson & Goodlad, Solicitors

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Double Bedroom 1



Ground Floor

Entrance	Concrete ramp and step leading to external glass paned front door.
Porch 1.34m x 1.94m	Coat hooks, a double socket, cupboard containing the electric meter and linoleum flooring.
Hallway 1.04m; 2.22m x 1.95m; 0.89m	A double socket, smoke alarm and access to all ground floor rooms.
Double Bedroom 1 2.68m x 3.37m	Three double sockets, a telephone point, built-in wardroom with shelving and two windows facing West.
Bathroom 2.68m x 2.46m	Three piece suite (bath, toilet and sink), walk-in shower, fitted mirrored cabinet, towel rail, extractor fan, patterned window, wet wall surrounding bath and shower and tiled flooring.

Combined Sitting Room & Kitchen

Sitting Room (3.22m; 3.52m x 4.21m)

Three double sockets, television aerial points, telephone point and window facing West.

Kitchen (3.52m; 2.55m x 2.95m)

Modern fitted cabinets, marble effect work top, stainless steel sink, integral appliances including NEFF electric hob, NEFF electric oven, NEFF dishwasher, fridge, freezer, Bosch washing machine, three double sockets, tiled flooring and an under stair storage cupboard containing the district heating system.

Sliding glass patio door leads to the communal paved area with clothes lines.



First Floor	
Landing 3.67m x 3.45m	Window on mid-landing and skylight over staircase. Landing contains two double sockets, smoke alarm, study area (1.68m), part coombed ceiling and loft access.
Double Bedroom 2 2.70m x 5.16m	Four double sockets, a telephone point, a television aerial point, radiator, built-in wardrobe with shelving, a skylight and part coombed ceiling.
Double Bedroom 3 3.67m x 3.11m	Two double sockets, a telephone point, radiator, built-in wardrobe with shelving, a skylight and part coombed ceiling.
WC 0.90m x 3.45m	Two piece suite (toilet and sink), linoleum flooring and part coombed ceiling

Other Information	
External	Communal patio area with garden bed and clothes line. Shared parking area.
Conditions	Prospective purchasers should note that there are minimum age conditions in relation to ownership, for example, of a couple purchasing one of them must be at least 55 and the other at least 50.
General Information	<ul style="list-style-type: none"> • Connected to District Heating System and Ground Floor has under floor heating. • Mains water and drainage. • Carpets throughout unless otherwise stated. • Double glazed windows and skylights throughout. • Curtains, blinds, light fittings, carpets and flooring coverings included in the sale. • Council Tax Band D. • Home Report available.

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.