

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## 72 Nederdale, Lerwick, Shetland, ZE1 0SB

This fully furnished, three bedroom, semi-detached, two storey dwellinghouse in Lerwick benefits from being situated next door to the play park, within walking distance of Sound Primary School and the new Anderson High School development (due to complete September 2017) and is close to all other local amenities.

The property has been recently let out and is in move in condition. However, some decoration and modernisation may be desirable.

This property presents an ideal opportunity for a first time buyer, as a buy to let or as a family home given its close proximity to the local primary school.

Offers over **£140,000** are invited

<b>Accommodation</b>	<p><u>Ground Floor</u>:- Sitting Room and combined Kitchen and Dining Area.</p> <p><u>First Floor</u>:- Three Double Bedrooms and Bathroom.</p>
<b>External</b>	Established front garden with mature trees, garden beds and bushes. Private rear walled courtyard with patio area and gravelled area with garden shed.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact Seller on 07470 022 013 or 01595 690720 to arrange a viewing.
<b>Entry</b>	Early entry is available once conveyancing formalities permit.
<b>EPC Rating</b>	D(67).

Further particulars and Home Report from and all offers to:-  
**Anderson & Goodlad, Solicitors**

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## Ground Floor

### Entrance Porch

1.55m x 1.12m

External glass paned door leads into an Entrance Porch. Contains linoleum flooring and walk-in cupboard containing coat hooks, shelving and the electric meter (2.06m x 0.78m).

### Hallway

1.40m x 3.04m

The Hallway provides access to all ground floor rooms. Contains a single socket, smoke alarm, storage heater, under stair storage and two storage cupboards with shelving and hanging space (0.88m x 0.79m; 0.81m x 0.72m).

### Sitting Room

3.27m x 3.86m

The good sized Sitting Room has a large window looking out onto the front garden. Contains two single sockets, a double socket, tv aerial point and storage heater.

### Kitchen & Dining Area

6.34m x 2.30m

From the hallway a glass paned door leads into the combined Kitchen and Dining Area. A window overlooks the rear courtyard and a glass sliding door leads out to same. Contains white fitted cabinets with grey worktop, integral electric hob and oven, stainless steel sink, tiled splash back, two single sockets, three double sockets, a telephone point, storage heater and stripped floor boards.

## First Floor

### Staircase & Landing

0.99m x 3.52m

The staircase has a window in the gable end at the mid-landing (w 1.79m). The First Floor Landing contains a single socket, smoke alarm, fire alarm and an airing cupboard containing the hot water tank and shelving. Access to the loft is via a hatch with a pull down ladder.

### Bathroom

2.04m x 2.0m

The family sized Bathroom has a patterned window facing South. Contains three piece suite (toilet, sink & bath), electric shower over bath, wet wall surround and linoleum flooring.

### Double Bedroom 1

3.18m x 3.52m

With a window overlooking the front garden the good sized Bedroom contains a single and double socket, telephone point, television aerial point and panel heater.

### Double Bedroom 2

3.20m x 2.70m

Window overlooking rear of property. Contains a single and double socket, television aerial point and panel heater.

### Double Bedroom 3

3.07m x 2.34m

Window looking out over the rear of the property. Contains two double sockets, television aerial point, panel heater and wood effect laminate flooring.



## Information

<p><b>External</b></p>	<p>The well maintained front garden is fenced in and has a grassed area with established trees and garden beds. From the public pathway there is access via a Paparwerk commissioned wooden gate to the walled rear courtyard with its patio and gravelled areas and a garden shed with a small rain water tank attached. There is an outside tap and mounted garden hose on the rear of the dwellinghouse.</p>	<p><b>General Information</b></p>	<ul style="list-style-type: none"> <li>• Heating by Dimplex Quantum storage heaters installed 2015.</li> <li>• Mains water and drainage.</li> <li>• Carpets throughout unless otherwise stated.</li> <li>• Double glazed windows throughout unless otherwise stated.</li> <li>• Curtains, blinds, light fittings, carpets and flooring coverings included in the sale.</li> <li>• All furniture and white goods can be included in the sale at additional cost.</li> <li>• Council Tax Band C.</li> <li>• Home Report available 27<sup>th</sup> January 2017.</li> </ul>
<p><b>Directions</b></p>	<p>The Norderdale scheme is entered by taking the second left after Sound Service Station sign posted "Norderdale". Take the first right hand turn. Continue to the communal parking spaces which are on a first come first serve basis. A public footpath runs from the south west corner and provides access to the property.</p>	<p><b>Places of Interest</b></p>	<ul style="list-style-type: none"> <li>• Cickimin Broch</li> <li>• Sound Primary School</li> <li>• Blydoit Fish Shop</li> <li>• Sound Service Station</li> <li>• New Anderson High School development due to open September 2017.</li> <li>• Adjacent to play park</li> <li>• Sands of Sound beach</li> </ul>

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.