



## 8 Clickimin Road, Lerwick, Shetland, ZE1 0QX

This semi-detached, two storey dwellinghouse has spectacular sea views out over Breiwick Bay

The property is situated within easy walking distance to Tesco, Gilbert Bain Hospital and Lerwick Health Centre, Clickimin Leisure Centre and also the new Anderson High School development. The town bus service stops a few doors up on Clickimin Road providing access to all that the Town Centre has to offer.

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

### **Accommodation:-**

**Ground Floor:-** Sitting Room, Kitchen and WC.

**First Floor:-** Two Double Bedrooms and Shower Room.

### **External:-**

Front and rear garden grounds with drying green and shared driveway leading to single car garage.

### **Viewings:-**

**Highly recommended.** Please contact the Sellers on 07766 812 142 to arrange a viewing.

### **Entry:-**

Early entry is available once conveyancing formalities permit.

### **EPC Rating:-**

Band D64.

## FIXED PRICE

# £153,000



---

## Accommodation

### Ground Floor

#### Porch (1.50m x 1.04m)

Leading from the front garden via two concrete steps through a single glazed external door the Porch contains a single glazed window, a single socket and terracotta tiles.



#### Hall (1.31m x 1.56m)

The Hall has a window on the gable end and contains a single socket, smoke alarm and storage heater. There are stairs leading to the first floor and a door leading to the Sitting Room.

#### Sitting Room (4m x 3.90m)

The good sized Sitting Room has a large window looking out over the front garden towards Breiwick Bay. Contains a single socket, three double sockets, a telephone point, a blocked up Art Deco fire place and wood effect laminate flooring. Door leading to:-



#### Kitchen (2.30m x 3.86m)

The Kitchen is situated at the rear of the property with a window overlooking the drying green and has space for a small dining area. Contains fitted cabinets, dark work top, stainless steel sink, Indesit electric oven and hob, extractor fan, Zanussi washing machine, Zanussi stand alone fridge/freezer, tiled splash back, a single socket, five double sockets, storage heater and linoleum flooring. The white goods are included in the sale. Door leading to:-



### Rear Porch (1.30m x 1.50m)

Currently used as the main entrance to the dwellinghouse direct from the driveway. Contains control panel for MegaFlow hot water tank boost, a telephone point and a door leading to an under stair storage cupboard that contains the Megaflow hot water tank (w 0.95m). Door leading to:-



### WC (1.21m x 0.95m)

A convenient ground floor two piece suite with sink and toilet. Contains extractor fan, cupboard with electric meter, wet wall and non-slip flooring.

### First Floor

#### Landing (0.94m x 1.56m)

The staircase has a window on the gable end that provides a well lit Landing area. Contains a single socket, telephone point, smoke alarm and loft access. All doors leading to:-



#### Shower Room (2.08m x 1.67m)

The Shower Room has a patterned window situated on the rear of the property. Contains a two piece suite (sink and toilet), a modern walk-in Shower with screen, heated towel rack, extractor fan, wet wall and linoleum flooring.

#### Double Bedroom 1 (4.38m x 3.00m)

This spacious Double Bedroom has two windows with stunning sea views of The Knab to the East, across Breiwick Bay and Sound to the South. Contains two built-in wardrobes with hanging space and shelving, two double sockets and storage heater.



#### Double Bedroom 2 (3.25m x 3.36m)

Situated at the rear of the property with a window overlooking the garden. Contains a built-in wardrobe, a single socket, double socket and storage heater.



### External

The garden grounds are bounded predominately by concrete walls with a wood slatted fence at the rear. The front and rear gardens are both enclosed with the drying green at the rear of the property. There is a shared driveway and single car garage.



### Directions

Clickimin Road is situated above and runs parallel to South Road with Breiwick Bay directly across the road. There is a good bus service that runs along Clickimin Road with a bus stop a few doors up.

### Other Information

- Heating by electric storage heaters.
- Water is heated by a Megaflo hot water system. Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- Curtains, blinds, light fittings, carpets, floor coverings and white goods are included in the sale.
- All other furniture and moveables are available by separate negotiation.
- Council Tax Band C. Home Report available.



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

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

Anderson & Goodlad, Solicitors

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

T: 01595 692297 F: 01595 692247 E: [solicitors@anderson-goodlad.co.uk](mailto:solicitors@anderson-goodlad.co.uk) W: [www.anderson-goodlad.co.uk](http://www.anderson-goodlad.co.uk)