



## 9 Kantersted Court, Lerwick, Shetland, ZE1 0GF

This semi-detached, three bedroom, single storey dwellinghouse is located within a quiet residential area off Kantersted Road. The property is close to local amenities such as Tescos, Sound Primary School, Sound Service Station with grocery shop, Clickimin Leisure Centre, the new Anderson High School development and has a good bus service from the main road leading into the centre of Town providing access to retail shops, restaurants, Anderson High School, Library and Maree the cinema, music and education venue. This property is an ideal family home or a buy to let investment.

### **Accommodation:-**

Kitchen, Sitting Room, Conservatory, two Double Bedrooms, one Single Bedroom, Bathroom and Utility Room.

## Accommodation

### Porch (2.25m x 2.28m)

Entrance to the property is via a paved driveway leading up a concrete step to the glass patterned double glazed external front door. The Porch contains a single socket, coat hooks, tiled flooring and access through a fire door to the integral single garage. Glass paned doors lead to the Utility Room and Hallway.

### Utility Room (2.25m x 5.15m)

The good sized Utility Room is part of the extension completed in 2005 and provides access to the Conservatory. Currently being used also as a craft room it is well lit with a window looking out over the rear garden and contains a stainless steel sink, space for washing machine, built-in cabinets and work tops, five double sockets, storage heater, extractor fan, fuse box, tiled flooring, access to the loft via a pull down ladder and a storage cupboard with shelving and a further double socket. Glass paned door leading to:-



### Conservatory (4.55m x 1.96m)

Tucked away at the rear of the property the Conservatory has three skylights, windows on two walls and a sliding patio door leading out to the paved patio area and established garden. Contains three double sockets, storage heater and tiled flooring.



### Hallway (3.74m; 1.12m; 2.18m x 0.89m; 4.06m; 0.75m)

From the Porch leading up a step through a glass paned door the central Hallway provides access to all the remaining living areas and contains a single socket, storage heater, smoke alarm, loft access and a storage cupboard with shelving and electric meter.

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**Kitchen** (3.75m x 2.67m)

With windows looking out over the front garden the Kitchen contains built-in cabinets and worktops, stainless steel sink, tiled splash back, integral dishwasher, electric oven and electric hob with extractor fan, three double sockets, telephone point, storage heater and tiled flooring.



**Sitting Room** (3.92m x 5.35m 4.73m)

The spacious Sitting Room has a panorama window looking out over the front garden. Contains three double sockets, a television aerial point, storage heaters and an alcove providing extra space for a small dining area.



**Double Bedroom 1** (2.84m; 2.64m x 4.27m)

This good sized Double Bedroom has a window looking over the drying green at the rear of the property. Contains built-in wardrobe with mirrored sliding doors, two single sockets and storage heater.



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### Double Bedroom 2 (1.23m; 2.40m x 3.59m; 2.99m)

This Bedroom has a window looking out over the rear garden and contains a built-in wardrobe, a single socket and storage heater.



### Single Bedroom (2.49m x 2.75m)

This Single Bedroom is currently used as a study and has a window also looking out over the rear garden. Contains built-in wardrobe, shelving, storage heater, a single socket and telephone point.



### Bathroom (2.51m x 1.32m; 2.22m)

The family sized Bathroom contains a three piece suite (sink, toilet, bath with Triton electric shower over same), tiled surround, heated towel rack, bar heater and extractor fan.

### External

The property is situated on the right side of Kantersted Court immediately on entering same and is bounded by timber fencing and stone walling. Within the well maintained front garden is established flower beds, a grassed area and a paved double width driveway providing ample off street parking which also leads to the integral single car Garage (4.51m x 5.96m) with an the electric up and over door, shelving, work benches, three double sockets, strip lighting and concrete slab flooring.



A paved pathway at the side of the property leads to the rear garden with mature trees, garden beds, grassed and paved patio areas and drying green.

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## Directions

Heading out of Lerwick on the South Road, turn left into Kantersted Road just before the Sound Service Station. Kantersted Court is the first left turn off this road. The property is the first dwellinghouse on the right.

## Other Information

- Heating by electric panel radiators.
- Mains water and drainage.
- Double glazed windows/skylights throughout unless otherwise stated.
- Carpets in the main living areas unless otherwise stated.
- Curtains, blinds, light fittings, carpets and floor coverings included in the sale.
- The extension of the Utility Room and Conservatory was completed in 2005.
- Council Tax Band C.
- EPC Rating F30
- Home Report available.

**Entry:-** By arrangement.

**Viewings:-** *Highly recommended.* Please contact the Sellers on 01595 695274 to arrange a viewing.

**Offers:-** Offers over **£172,000** are invited.



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

Anderson & Goodlad, Solicitors

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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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.