

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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11 Bakland, Lerwick, Shetland, ZE1 0SX

This four bedroom, semi-detached, one and a half storey property is situated in a sought after residential area of Lerwick within safe and easy walking distance to Sound Primary School, the new Anderson High School, Clickimin Leisure Centre and Tesco.

The property benefits from the addition of an extension comprising of a spacious double bedroom and large integral Garage.

It is a stone's throw from local parks and the picturesque Sands of Sound beach.

This property presents an ideal opportunity for a young family.

Offers over **£189,000** are invited

Accommodation	<p><u>Ground Floor</u>:- Sitting Room, combined Kitchen/Dining, WC, Utility Room, Single Bedroom and Double Bedroom.</p> <p><u>First Floor</u>:- Two Double Bedrooms and Bathroom.</p>
External	<p>Integral garage with space for two standard cars and driveway with ample off road parking. Fenced in garden grounds with gravelled area to the front and an elevated garden at the rear with drying green and mature trees.</p>
Viewings	<p>Highly recommended.</p> <p>Please contact Seller on 07824 879 302 to arrange a viewing.</p>
Entry	<p>Early entry is available once conveyancing formalities permit.</p>
EPC Rating	<p>D(60)</p>

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

Anderson & Goodlad, Solicitors

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Ground Floor

<p>Porch 1.71m x 1.25m</p>	<p>Concrete slab path and steps lead to the Porch via a glass paned external door. It has a window and storage cupboard (1.92m x 0.97m) that contains the boiler and one double socket. Glass paned door leads to the Hallway.</p>
<p>Hallway 1.87m; 2.87 x 4.16m; 0.96m</p>	<p>This Hallway is well lit with a skylight above the mid-landing on the staircase. Contains the a telephone point, radiator, smoke alarm, coat hooks, under floor access hatch, under stair storage cupboards, one of which houses the hot water tank, and a single socket.</p>
<p>Sitting Room 3.80m x 4.17m</p>	<p>The good sized Sitting Room has a large window looking out over the fir tree in the front garden and out to Bressay and the Ness of Sound. Contains a fire place with fitted solid fuel stove that is connected to the heating system, two double sockets, television aerial point, telephone point, radiator and carpet.</p>
<p>Combined Kitchen & Dining Area 6.69m x 2.57m</p>	<p>Access to the combined Kitchen and Dining Area is via the Hallway and Sitting Room. Contains two windows looking out over the rear garden, fitted cabinets, two single sockets, three double sockets, radiator and linoleum flooring.</p>
<p>Utility Room 2.18m x 2.17m</p>	<p>From the Kitchen there is an opening leading into the Utility Room. Contains plumbing for washing machine, two double sockets, under floor access hatch and linoleum flooring.</p>
<p>Rear Hallway 3.42m x 1.34m</p>	<p>A door from the Utility Room leads to the rear Hallway that provides access to a generous Double Bedroom, the integral Garage and rear garden. Contains a radiator and smoke alarm.</p>
<p>Double Bedroom 1 3.43m x 5.01m</p>	<p>This spacious Double Bedroom situated at the rear of the property has a window looking out over the elevated garden. Contains three double sockets and radiator.</p>
<p>Single Bedroom 2.18m x 3.07m</p>	<p>This Single Bedroom has a window looking out over the front of the property. Contains built-in wardrobe, a double socket and radiator.</p>
<p>WC 1.17m x 1.37m</p>	<p>The convenient ground floor WC has a window in the gable end. Contains a toilet and sink.</p>



First Floor

<p>Landing 1.80m x 0.97m</p>	<p>Via a staircase with rooflight this well-lit Landing contains a smoke alarm.</p>
<p>Bathroom 2.22m x 1.98m</p>	<p>The Bathroom has a patterned rooflight and contains a three piece suite (toilet, sink and bath with electric shower) and radiator.</p>
<p>Double Bedroom 2 3.39m x 3.93m</p>	<p>This good sized Double Bedroom has two rooflights with a window seat below and provides sea views. Contains built-in wardrobe, two double sockets, radiator, television aerial point and loft access.</p>
<p>Double Bedroom 3 3.14m x 3.93m</p>	<p>Situated at the gable end with a window looking out over to Lerwick, this Double Bedroom contains built-in wardrobe, two double sockets, radiator, television aerial point, smoke alarm and loft access.</p>



Information

<p>External</p>	<p>Via a fire door from the rear Hallway, the large integral Garage (3.86m; 2.70m x 9.01m; 6.44m) has space for two standard cars. Contains six double sockets, two radiators, smoke alarm, loft access, a window looking out to the rear garden and a manual up and over garage door leading to the tarred driveway providing ample off road parking.</p> <p>At the front of the property is a gravelled area containing the oil tank and a mature fir tree.</p> <p>Access to the elevated rear garden is via the dwellinghouse and contains a drying green with mature trees.</p>
<p>General Information</p>	<ul style="list-style-type: none"> • Oil fired central heating system and wood burning stove with back boiler. Hot water via a hot water cylinder with electric immersion heater. • Mains water and drainage. • Council Tax Band D. • Home Report available.
<p>Directions</p>	<p>From the Town Centre, travel out the South Road. Turn left at the roundabout at Sound Primary School onto Oversund Road. Bakland is the first turning on your right just after the field and opposite Sound Gospel Hall.</p>
<p>Places of Interest</p>	<ul style="list-style-type: none"> • Picturesque Sands of Sound beach • Clickimin Leisure Centre • Tesco and Co-op supermarkets • Lerwick Town Centre with retail shops, restaurants and cafés

