

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## 56 Breiwick Road, Lerwick, Shetland, ZE1 0DB

A rare opportunity to purchase this three bedroom, two storey property in a sought after area of Lerwick. Situated on a large corner plot, there are uninterrupted sea views of the island of Bressay across the water to Ness of Sound with the south mainland in the distance.

This property does require renovation and benefits from the District Heating Scheme. The large site provides for the possibility of an extension (subject to the usual consents).

The property is within walking distance to Tesco, Bells Brae Primary School, Nurseries, Gilbert Bain Hospital and Health Centre and the Town Centre with its range of retail and commercial stores, restaurants, cafes and Mareel with its café/bar and cinema.

This property presents an ideal opportunity as a family home and those looking for a project.

Offers over **£155,000** are invited

<b>Accommodation</b>	<p><u>Ground Floor</u> – Sitting Room, Shower Room, Kitchen with walk-in larder and Utility Room.</p> <p><u>First Floor</u> – Two Double Bedrooms and a Single Bedroom.</p>
<b>External</b>	Enclosed garden grounds with established flower beds and hedges, drying green, garage with off road parking and two sheds.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact the Agents to arrange a viewing during business hours.
<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

<p><b>Porch</b> 1.37m x 1.92m</p>	<p>The Porch is situated at the gable end and has been taken back to the bare concrete blocks inside and has two windows with sea views.</p>
<p><b>Entrance Hall</b> 1.82m x 2.85m; 4.08m</p>	<p>From the Porch via a glass patterned door, the good sized Entrance Hall has a window with sea views. Contains a double socket, telephone point, smoke alarm and radiator. A staircase leads to the first floor.</p>
<p><b>Shower Room</b> 1.87m x 1.94m</p>	<p>The Shower Room has a frosted window and a two piece suite (toilet and sink), corner shower with wet wall surround and radiator.</p>
<p><b>Sitting Room</b> 4.10m x 4.10m</p>	<p>Across from the front door is the Sitting Room with a good sized window having sea views of Breiwick and Ness of Sound headland. Contains an Art Deco fireplace with electric heater, two single sockets, two double sockets and radiator.</p>
<p><b>Kitchen</b> 2.98m x 2.60m</p>	<p>The Kitchen has a window looking out over the rear of the property and contains fitted cabinets with work top, stainless steel sink, a floor to ceiling cupboard with shelving, a single socket, double socket, radiator and drying pulley.</p>
<p><b>Hallway</b> 0.92m x 1.60m</p>	<p>This Hallway provides access to the walk-in larder, utility room and rear entrance. Contains a storage cupboard (0.95m x 1.14m) with the District Heating System.</p>
<p><b>Larder</b> 1.92m x 0.86m</p>	<p>The walk-in Larder has a window looking out over the rear garden and contains shelving.</p>
<p><b>Utility Room</b> 2.96m x 2.21m</p>	<p>The good size Utility Room also has a window overlooking the rear garden and provides direct access to the drying green via a glass door. Contains fitted cabinets and plumbing for washing machine.</p>



## First Floor

<p><b>Landing</b> 3.0m x 0.90m</p>	<p>The first floor Landing has a window in the gable end with views of the island of Bressay. Contains smoke alarm and loft access.</p>
<p><b>Double Bedroom 1</b> 4.97m x 3.05m</p>	<p>This spacious Double Bedroom has picturesque sea views over Breiwick from Bressay to the Ness of Sound headland. Contains two double sockets, radiator, telephone point and cupboard (0.92m x 1.06m) with shelving and the electric meter.</p>



## First Floor *cont'*

### Double Bedroom 2 2.93m x 3.56m

This Double Bedroom is situated at the rear of the property with a window overlooking the garden. Contains a double socket, radiator and built-in wardrobe (0.61m x 1.43m) with shelving.

### Single Bedroom 3.01m x 2.50m

This good sized Single Bedroom also has a window overlooking the rear garden and contains a double socket and radiator.

## Information

### External

The large garden grounds are bounded by a concrete wall and the garden itself is in sections separated by wood slat fencing.

There are established flower beds and bushes with grassed areas and a drying green.

A driveway leads from Breiwick Road to a single car Garage (3.64m x 5.31m) with shelving, cupboards and a manual up and over door. A door leads to the garden with easy access to the dwellinghouse. There are two further workshops/sheds (3.95m x 2.53m) (6.95m x 4.07m) within the garden grounds. All sheds are believed to have electricity.



### General Information

- District Heating System
- Mains water and drainage.
- Double glazed windows throughout.
- All blinds, curtains, light fittings and fixed floor coverings are included in the sale.
- Council Tax Band D.
- Home Report available.

### Directions

Breiwick Road is situated between between Knab Road and Sletts Road running along the coast line and is parallel to the main road heading south. By turning onto St Olaf Street heading south, the dwellinghouse is located on the lower corner at the end of this street.



### Places of Interest

- Coastal walk around the Knab and to the Ness of Sound headland on the door step.
- Within easy walking distance to the Town Centre with its retail shops, commercial outlets, cinema and restaurants.
- Tesco's, Islesburgh Community Centre, Lerwick Flower Park and Gilbert Bain Hospital and Health Centre are all close by.

