

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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## Whinrig, 12 Burgh Road, Lerwick, Shetland, ZE1 0LB

This deceptively large, four bedroomed property is situated in a quiet residential area within a private landscaped garden with secluded seating and private alfresco entertaining areas.

The property benefits from all main accommodation being on one floor with the addition of a ramp providing wheelchair access. There is also a single Garage with ample off road parking available.

Located in the centre of Lerwick the property is close to all local amenities and within walking distance to most.

This property presents an ideal opportunity as a family home, avid gardener or those requiring the convenience of one floor living.

Offers in the region of **£270,000** are invited

<b>Accommodation</b>	<p><u>Ground Floor</u>:- Two Sitting Rooms, Conservatory, Shower Room, three Double Bedrooms one with Ensuite and another with Shower.</p> <p><u>First Floor</u>:- Large Double Bedroom, Sauna, Shower and WC.</p> <p><u>Basement</u>:- Utility Room and storage.</p>
<b>External</b>	Private garden grounds with mature trees, established bushes, garden beds, ample off road parking, single Garage, Glass House and Garden Shed.
<b>Viewings</b>	<b>Highly recommended.</b> Please contact the Sellers on 01595 694893 or 07909 547 802 to arrange a viewing.
<b>Entry</b>	Early entry is available once conveyancing formalities permit.
<b>EPC Rating</b>	C(77)

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

**Anderson & Goodlad, Solicitors**

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## Ground Floor

### Porch

1.45m x 1.14m

From the off road parking area concrete steps leading to the front double glazed external door into the Porch. An access ramp leads from a gate along the boundary fence.

### Hallway

1.15m; 6.09m;  
1.80m x 4.73m;  
1.01m

Via a glass paned internal door, the Hallway provides access to all accommodation on the ground floor. Contains a radiator and door leading to the Basement.

### Sitting Room 1

3.96m x 4.86m

The first of the Sitting Rooms has a window looking out over the front access and contains five double sockets, two radiators and built-in electric heater.

### Kitchen

3.35m x 4.40m

The good sized Kitchen is well lit with windows overlooking the garden and having sea views. Contains fitted cabinets and worktops, tiled splashback, stainless steel sink, integral Zanussi electric double oven and hot plate, a single socket, three double sockets, a telephone point and linoleum flooring.

A glass paned door leads to the **Sun Porch** (3.04m x 1.15m) that provides access to the garden grounds and contains a double socket and laminate flooring.

A further glass paned door leads to the staircase providing access to the First Floor accommodation.

### Shower Room

1.80m x 3.17m

The Shower Room has a window facing south and contains a toilet, sink with fitted vanity, large mounted mirror, a walk-in shower and heated towel radiator. There is wet wall surround and non-slip flooring.

### Sitting Room 2

4.23m x 4.30m

Along the Hallway double glass paned doors lead into a spacious formal Sitting Room. Contains a tiled fireplace with fitted electric bar heater, four double sockets, radiator and laminate flooring. Glass sliding doors lead to the Conservatory.

### Conservatory

4.65m x 4.50 m

The large Conservatory has windows on three sides and has sea views out towards Bressay. Contains four double sockets, a telephone point, radiator, laminate flooring and "v" lined ceiling. A glass paned door provides direct access to the beautiful garden via concrete steps.

### Double Bedroom 1

3.61m x 4.64m

Situated next to the formal Sitting Room this spacious Double Bedroom benefits from a large window looking out to the garden and fishpond. Contains fitted wardrobes, three double sockets and radiator. Mirrored sliding doors open to an **Ensuite** (2.40m x 1.53m) that contains a shower, toilet, sink, extractor fan, radiator, fitted vanity, tiled flooring and wet wall surround.



Sitting Room 1



Kitchen



Shower Room



Sitting Room 2

## Ground Floor *cont'*

### Double Bedroom 2 3.90m x 2.74m

A further Double Bedroom with a window at the front of the property contains fitted wardrobes, sink, fitted vanity, shaving socket, three double sockets and radiator.

### Double Bedroom 3 4.14m x 3.78m

This Double Bedroom has a window looking out over the front garden. Contains fitted wardrobes, shower with tiled splashback, sink, fitted vanity, shaving socket, three double sockets, television aerial point, radiator and laminate flooring.



## First Floor

### WC 2.88m x 1.46m

The first floor accommodation is accessed via a door and staircase (0.90m w) from the Kitchen. Immediately at the top of the staircase is a WC with toilet, sink, fitted vanity, double socket, coombed ceiling and linoleum flooring.

### Landing 3.70m x 2.33m

Through a patterned glass paned door opposite the WC is the Landing which has a new Velux skylight, fitted cabinets and bench, two double sockets and coombed ceiling. There is a door that leads to the floored loft space.

### Shower & Sauna 2.50m x 2.20m; 1.70m

The Shower and Sauna is "v" lined throughout with wooden floorboards, tiled splash back around shower and coombed ceiling. There is a sauna heater installed.

### Double Bedroom 4 4.02m x 4.71m

This spacious Double Bedroom has coombed ceilings with a large skylight with views of the neighbouring tree tops. Contains five double sockets, a television aerial point, a telephone point and radiator.



## Basement

The spacious Basement is accessed via a flight of stairs leading from the Ground Floor Hallway with access also available from the driveway. This large area contains a convenient utility area that provides plumbing for a washing machine and space for a dryer, a workshop with benches and shelving, ample storage space, District Heating unit, electric meter, power points and a telephone line.



## Information

### External

The private landscaped garden grounds are well maintained with garden beds, mature trees, established bushes and a fish pond.

There is a **Glass House** with water, a work bench and access to power and a **Garden Shed** (2.30m x 4.80m) with shelving and power.

There is ample off road parking and a single car **Garage** (3.22m x 5.40m) with a manual up and over door, separate entry door and electricity.



Double Bedroom 3

### General Information

- Connected to the District Heating System.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Double glazed windows/Velux skylights throughout.
- All blinds, curtains and light fittings are included in the sale.
- The lighting has recently been rewired.
- White goods available by separation arrangement.
- Council Tax Band E.
- Home Report available.



Sauna & Shower

### Directions

Burgh Road runs between Commercial Road and South Road with the property being at the South end. There is an access road next to Number 10. The property is the first dwellinghouse on the left.



Double Bedroom 4

### Places of Interest

- Coastal walks
- Easy walking distance to all local amenities, including, Gilbert Bain Hospital and Health Centre, Bells Brae Primary School, Tescos and the Town Centre with retail shops, commercial outlets, cinema and restaurants.
- Islesburgh Community Centre and Lerwick Flower Park and play park are just around the corner.

