

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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5 Westerloch Terrace, Lerwick, Shetland, ZE1 0GA

This substantial, four bedroom detached property situated on an elevated site within a quiet, leafy, residential area of Lerwick has stunning sea views across Clickimin Broch, The Knab and the island of Bressay and is conveniently located halfway between Anderson High School and Sound Primary School, within easy walking distance of both.

This walk-in condition property has established well presented, private garden grounds and benefits from being connected to the district heating system.

The property is close to all local amenities, such as, Sound Service Station & Shop, Clickimin Leisure Centre, two supermarkets, Gilbert Bain Hospital, Lerwick Health Centre and the restaurants and cafés within Lerwick.

This property presents an ideal opportunity as a family home.

Offers over **£285,000** are invited

Accommodation	<p><u>Upper Level</u>:- Entrance Vestibule, Sitting Room, combined Kitchen & Dining Area, Bathroom and two Double Bedrooms.</p> <p><u>Lower Level</u>:- Two Double Bedrooms, second Sitting Room, Office/Hobby Room, Workshop, Utility Room and WC.</p>
External	Well presented, landscaped private garden grounds with mature trees and bushes, drying green, tiered garden beds, timber decking and gravelled pathways. Off road parking leading to good sized single Garage.
Viewings	Highly recommended. Please contact the Sellers on 01595 695693 or 07889 075269 to arrange a viewing.
Entry	By arrangement.
EPC Rating	C(76)

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

Anderson & Goodlad, Solicitors

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Upper Level

Entrance Vestibule

1.47m x 1.24m

Entrance to the property is via a concrete paved pathway leading from the driveway. There are two concrete steps leading to a glass paned external door into the carpeted Vestibule.

Hallway

1.48m; 6.72m x 2.45m; 1.10m

From the Vestibule via a glass paned door, the Hallway provides access to all rooms on this level and the staircase to the lower level. Contains two single sockets, radiator, access to the loft and a small coat cupboard (0.50m x 0.75m).

Sitting Room

3.65m x 7.55m

Through another glass paned door the Sitting Room is situated on the south gable with a window facing south and a larger window with views over the mature trees to Clickimin Broch and The Knab. Contains an open peat fireplace with tiled hearth, six double sockets, a telephone point, tv aerial points, Skybox and two radiators.

Combined Kitchen & Dining Area

4.30m x 3.80m

The conveniently combined Kitchen and Dining Area is east facing with a good sized window overlooking Lerwick and the island of Bressay. Contains fitted cabinets and work tops, tiled splashback, stainless steel sink, integral Zanussi electric oven and grill, gas hob, standalone fridge/freezer, two single and three double sockets, radiator and a walk-in Larder with shelving (0.85m x 1.63m).

Bathroom

2.30m x 2.56m

This good sized, family Bathroom has a patterned window facing west. Contains shower, bath, toilet, sink within fitted vanity, radiator, mounted mirrored cabinet and linoleum tiled flooring.

Double Bedroom 1

3.76m x 3.10m

This Double Bedroom benefits from picturesque views of the Broch, Breiwick and the island of Bressay. Contains two built-in wardrobes (one with hanging space and the other with shelving) (d 0.50m), one single and two double sockets and radiator.

Double Bedroom 2

3.54m; 2.60m x 2.56m; 3.77m

With a window overlooking the flower beds at the entrance of the property, this Double Bedroom contains two built-in wardrobes (one with hanging space and the other with shelving) (d 0.50m), one single and two double sockets and radiator.



Lower Level

Hallway

7.03m; 1.00m x 2.44m; 0.97m

A carpeted staircase with window facing west leads to the lower level Hallway that provides access to all but one room on this level. Situated between the two bedrooms is a large walk-in cupboard with shelving and electricity (1.00m x 2.33m) and a further substantial cupboard with shelving under the staircase (0.92m x 2.58m).

Lower Level *cont'*

Office/ Hobby Room 3.48m x 3.48m

Immediately to the left of the staircase is a patterned glass door leading into the Office/Hobby Room that is "v" lined and has mirrors on three walls. Contains a double socket and radiator.



Workshop 2.96m x 5.60m

From the Office/Hobby Room a door leads to the integral Workshop that has a window overlooking the garden, external glass paned door leading to the front garden and stairs to the driveway. Contains workbench, five double sockets, electric meter and stopcock. A further internal door leads to the peat store (3.04m x 1.80m) with concrete floor.

Double Bedroom 3 3.72m x 3.65m

This Double Bedroom has a window overlooking the established garden grounds. Contains three double sockets and radiator.



Double Bedroom 4 3.90m x 3.65m

Also with a window overlooking the garden grounds and mature trees, this Double Bedroom contains a wardrobe (1.60m x 0.60m) with hanging space and shelving, sink within fitted cabinet and concealed plumbing for a toilet, one double socket and radiator.

Sitting Room 2 2.06m; 5.14m x 2.46m; 2.06m

At the end of the Hallway this second Sitting Room provides a convenient space for a bairns' playroom or teenagers' chill out room. Contains three double sockets, tv aerial point, telephone point, radiator and built-in shelving. The flat screen tv and Sky box are included in the sale.



Double Bedroom 1

Utility Room 3.16m x 2.12m 3.32m x 1.43m 1.82m x 0.88m

Situated on the south east corner of the dwellinghouse the Utility Room has an external glass paned door providing convenient access to the drying green and a window looking out over the garden. The Utility Room contains fitted cabinets and worktops, shelving, stainless steel sink, coat hooks, district heating system, a cupboard with shelving, one single and two double sockets, a radiator, useful space for drying clothes indoors and easy access to the ash dispenser from the fireplace in the Sitting Room. There is also a hatch providing access to the oil tank that is no longer in use. The washing machine and dryer are included in the sale. Concrete floor.

WC 1.10m x 2.12m

The WC contains a toilet, sink, mounted mirrored cabinet and towel rail.



Double Bedroom 2

Information

External

The boundaries of the property are predominately harled concrete block work and stone dykes. There is a driveway providing off road parking leading to the single car **Garage** (3.02m x 7.55m), with ample space for a workshop. Contains window with views of the Broch, work bench, a double socket, water tap, up and over door and floating floor (above Workshop).

The garden ground at the rear of the property (road side) has well tended garden beds and pathways leading to a timber decking area for alfresco entertaining.

Concrete stairs at both gable ends lead to the lower level Workshop and Utility Room and private front garden, which has been landscaped. There are mature trees, hedges, bushes and attractive tiered garden beds built with railway sleepers and stone that separate the two grassed areas one of which has a drying green.

Attached to the house are the gas tanks servicing the hob in the Kitchen and also an outside water tap.

General Information

- Connected to District Heating System.
- Mains water and drainage.
- Upper Level floor coverings are laminate flooring with carpet on the Lower Level unless otherwise stated.
- Double glazed windows throughout unless otherwise stated.
- All blinds, curtains and light fittings are included in the sale with exception of light fitting in Bedroom 3.
- Washing machine, dryer, standalone fridge/freezer, TV in second Sitting Room, two Sky boxes, various gardening equipment/tools and the steel cabinet in workshop are included in the sale.
- Council Tax Band F.
- Home Report available.

Directions

From the Clickimin Leisure Centre drive along the road south towards the roundabout at Tescos. Turn right onto South Road. After Clickimin Broch turn right onto Westerloch Drive. Carry on along this road and turn left onto Westerloch Brae. At the top turn left and carry on around the right hand bend and then left at the very top. 5 Westerloch Terrace is at the end on the lower side of the road.

Places of Interest

- Clickimin Broch
- South Service Station and Shop
- Clickimin Leisure Centre
- Half way between Anderson High School and Sound Primary School

Double Bedroom 3



Double Bedroom 4

