

52 Commercial Street, Lerwick, Shetland ZE1 0BD.

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70 Breiwick Road, Lerwick, Shetland, ZE1 0DB

A fantastic opportunity to purchase this semi-detached, two storey, three bedroom home located in a sought after residential area of Lerwick with uninterrupted sea views across to Ness of Sound, island of Bressay and the South Mainland in the distance.

The property benefits from an enclosed easy to maintain garden.

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.

Offers over **£175,000** are invited

Accommodation	<u>Ground Floor</u> :- Sitting Room, Kitchen and Shower Room. <u>First Floor</u> :- Two Double Bedrooms and a Single Bedroom.
External	Easy to maintain garden to the front and rear of the property. On road parking.
Viewings	Highly recommended. Please contact the Seller on 01595 694389 or 07899 816 818.
Entry	Early entry is available once conveyancing formalities permit.
EPC Rating	D57

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

Anderson & Goodlad, Solicitors

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Ground Floor

<p>Hallway 1.86m; 0.97m x 1.54m; 4.12m</p>	<p>Entrance to the property is on the gable end via a glass paned external door up three concrete steps. The Hallway provides access to the Sitting Room, Shower Room and first floor via the staircase. Contains a double socket, a storage heater, electric meter, coat hooks, smoke/fire alarms and under stair storage cupboard (0.80m x 1.67m).</p>
<p>Shower Room 1.70m x 2.53m</p>	<p>The good sized Shower Room has two frosted windows providing a well lit space. Contains toilet, sink, Triton electric shower with wet wall surround, mounted bar heater and linoleum flooring.</p>
<p>Sitting Room 3.94m x 4.10m</p>	<p>The Sitting Room benefits from a window with seas views of Breiwick toward Sound and the south mainland. Contains three double sockets, storage heater, fitted cupboard and fire place with tiled hearth, surround and mantel (currently with an electric heater installed).</p>
<p>Kitchen 4.14m x 2.53m</p>	<p>Via a door from the Sitting Room the Kitchen is situated at the rear of the property with a window over looking the garden. Contains fitted cabinets and worktops, stainless steel sink, stand alone electric oven with hob, two single sockets, three double sockets, storage heater and linoleum flooring. There is an internal door leading to a small Porch (1.06m x 0.94m) with an external glass paned door providing access to the drying green.</p>



First Floor

<p>Landing 3.00m x 0.90m</p>	<p>There is a window with sea views at the mid-landing and a further window in the gable end providing ample light to the first floor Landing. Contains a double socket, smoke alarm, radiator (not in use) and access via a hatch to the loft.</p>
<p>Double Bedroom 1 4.88m x 3.07m</p>	<p>This Double Bedroom benefits from a window with sea views to the south and contains three double sockets, a telephone point and built-in wardrobe with shelving.</p>
<p>Double Bedroom 2 2.83m x 3.53m</p>	<p>With a window overlooking the rear garden, this Double Bedroom contains two double sockets, television aerial point and a built-in double wardrobe (0.95m x 1.60m) containing the water tank and shelving.</p>
<p>Single Bedroom 3.00m x 2.48m</p>	<p>Also situated at the rear of the property with views of the drying green, the bright Single Bedroom contains two double sockets and part-combed ceiling.</p>



Double Bedroom 1

Information

External

The garden grounds are enclosed by concrete walls or slatted fencing.

The front garden looks out onto a public green, The Sletts, The Knab and sea views to the South. There is a grassed area with a few plants and a pathway leading from the front gate along the gable end to the rear of the property.

The rear garden has a drying green and again some plants but is mainly grass.



Double Bedroom 2

General Information

- Heating Dimplex storage heaters.
- Mains water and drainage.
- Carpets throughout unless otherwise stated.
- Mainly double glazed windows throughout unless otherwise stated.
- All blinds, curtains and light fittings are included in the sale.
- Some furniture available by separate negotiation.
- Council Tax Band C.
- Home Report available.



Single Bedroom

Directions

Breivick Road is situated between Knab Road and Sletts Road running along the coast line and is parallel to the main road heading south. By turning onto King Harald Street heading south, the dwellinghouse is the first property situated on the higher side of the road with the front of the property facing the sea.



Places of Interest

- Coastal walks on the door step providing convenient access to all local amenities.
- Within easy walking distance to the Town Centre with its retail shops, commercial outlets, cinema and restaurants.
- Tescos, Islesburgh Community Centre, Lerwick Flower Park, Bell's Brae Primary School and Gilbert Bain Hospital and Health Centre are all close by.



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.